

# \$499,900 - 79 Glendale Way, Cochrane

MLS® #A2225686

**\$499,900**

3 Bedroom, 2.00 Bathroom, 1,415 sqft

Residential on 0.11 Acres

Glenbow, Cochrane, Alberta

Great location. Great backyard. Great value. This charming split-level detached home in Glenbow, Cochrane is the perfect opportunity for first-time buyers, investors, or young families looking to get into the market. Tucked away on a quiet street, not on the tracks, this home offers a private, fenced yard and three developed levels of living space. Recent updates include newer shingles, a newer hot water tank and furnace, and stylish grey hardwood flooring throughout. The kitchen was renovated just four years ago with modern cabinetry and a fresh look. With fresh paint and solid bones, this home is move-in ready with room to grow. Located just minutes from downtown Cochrane, shops, schools, and trails, you'll love the lifestyle this home offers.

Built in 1978

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2225686    |
| Price          | \$499,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,415       |
| Acres          | 0.11        |
| Year Built     | 1978        |
| Type           | Residential |



|          |               |
|----------|---------------|
| Sub-Type | Detached      |
| Style    | 3 Level Split |
| Status   | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 79 Glendale Way   |
| Subdivision | Glenbow           |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 1H9           |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks                                 |
| Appliances        | Microwave, Oven, Refrigerator, Washer/Dryer |
| Heating           | Standard                                    |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full                              |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | None, Private Yard               |
| Lot Description   | Back Yard, Few Trees, Front Yard |
| Roof              | Shingle                          |
| Construction      | Wood Siding                      |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 20             |
| Zoning         | R-LD           |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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