

# \$425,000 - 268 Glenpatrick Drive, Cochrane

MLS® #A2211991

**\$425,000**

5 Bedroom, 2.00 Bathroom, 989 sqft

Residential on 0.09 Acres

Glenbow, Cochrane, Alberta

Excellent Investment! Amazing VALUE for this BRIGHT and SPACIOUS home with 3 + 3 BEDROOMS. Upstairs features a spacious KITCHEN, a DINING ROOM, and a large LIVING ROOM with a COZY wood-burning FIREPLACE. There are also 3 BEDROOMS, a full BATHROOM, and a LAUNDRY ROOM.

There is a SEPARATE entrance to the LOWER LEVEL, which has LARGE WINDOWS making it nice and BRIGHT! You'll find a spacious KITCHEN, DINING AREA, large LIVING ROOM, 3 BEDROOMS, a BATHROOM, and a LAUNDRY ROOM. NEW FLOORING has just been installed on the LOWER LEVEL.

Enjoy a LARGE FENCED BACKYARD and a spacious PARKING PAD at the front. Walking distance to PARKS, SHOPPING, RESTAURANTS, and AMENITIES. Exceptional Value!

Built in 1982

## Essential Information

MLS® #	A2211991
Price	\$425,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	989
Acres	0.09
Year Built	1982



Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	268 Glenpatrick Drive
Subdivision	Glenbow
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1G6

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Metal Frame, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 17th, 2025
Days on Market	13
Zoning	R-MX

# Listing Details

Listing Office                      RE/MAX Real Estate (Central)

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