

# \$739,900 - 22 Glenhill Drive, Cochrane

MLS® #A2249567

**\$739,900**

3 Bedroom, 3.00 Bathroom, 1,318 sqft

Residential on 0.13 Acres

Glenbow, Cochrane, Alberta

OPEN HOUSE SAT.NOVEMBER 1 ! 12-3

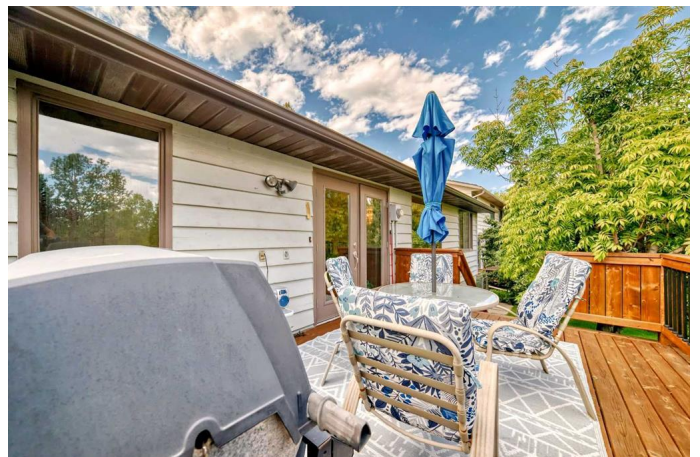
!!Possibly the best location in town! This lovely family home backs onto Big Hill Creek park and the back yard is well treed and private with a relaxing view of the treed creek side park. The apples are ready for picking !Granny smith(?), crabapples and raspberry !!Your huge deck overlooks the babbling brook and park view! There is a sheltered access to the legal basement suite . The attached double front drive garage has an extra long driveway for comfortable parking . You must see the condition and beauty of this exceptional home! Make it yours ! (check out the video)

Built in 1980

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2249567    |
| Price          | \$739,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,318       |
| Acres          | 0.13        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information



|             |                   |
|-------------|-------------------|
| Address     | 22 Glenhill Drive |
| Subdivision | Glenbow           |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 1G8           |

### **Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 6                                   |
| Parking        | Double Garage Attached, See Remarks |
| # of Garages   | 2                                   |

### **Interior**

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Separate Entrance                                                                        |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Bar Fridge, Electric Stove |
| Heating           | Forced Air, Natural Gas                                                                                  |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Electric, Gas, Family Room, Free Standing, See Remarks                                                   |
| Has Basement      | Yes                                                                                                      |
| Basement          | Full                                                                                                     |

### **Exterior**

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                                                                                      |
| Lot Description   | Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, No Neighbours Behind, Rectangular Lot, Creek/River/Stream/Pond, Flag Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                                                           |
| Construction      | Wood Frame, Cedar                                                                                                                                         |
| Foundation        | Poured Concrete                                                                                                                                           |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 72                |
| Zoning         | R-LD              |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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