

23, 73 Glenbrook Crescent  
Cochrane, Alberta

MLS # A2285056



## \$354,999

<b>Division:</b>	Glenbow		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,162 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	See Remarks, Stall		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Few Trees, Front Yard, Garden		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 485
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Stand-up shelf/pantry

Welcome to this bright and inviting townhouse perfectly located in the heart of Cochrane, in the community of Glenbow! Freshly painted throughout, this well-maintained home offers over 1500 square feet of functional living space. Step inside to a bright and welcoming dining area that flows into the kitchen and spacious living room. Large windows fill the main floor with natural light, making this space inviting. Upstairs features 3 large bedrooms, and a 5 piece bathroom. A double vanity for added convenience. The finished basement is excellent for additional living space, a home office or an entertainment area! Enjoy the added bonus of having an end unit, TWO dedicated parking stalls (located in front of the unit) & access to the community garden! Walking distance from shops, parks, playgrounds, schools & shopping- all the downtown amenities that Cochrane has to offer! This home is an excellent opportunity for first-time home buyers, investors, or if you are looking for low-maintenance living!