

\$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	Bi-Level, Side by Side
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	Wood Frame, Metal Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2025
Days on Market	2
Zoning	R-MX

Listing Details

Listing Office RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.