

# \$250,000 - 301, 40 Glenbrook Crescent, Cochrane

MLS® #A2207461

## \$250,000

2 Bedroom, 1.00 Bathroom, 875 sqft  
Residential on 0.00 Acres

Glenbow, Cochrane, Alberta

A bright and spacious TOP-FLOOR CORNER unit in the sought-after Glenbow Manor! This home offers INCREDIBLE VALUE in a prime location. Walking distance to shopping, amenities, and the scenic Bow River, Offering 875 SQ.FT. of living space in a well maintained, quiet complex with only 6 units per floor.

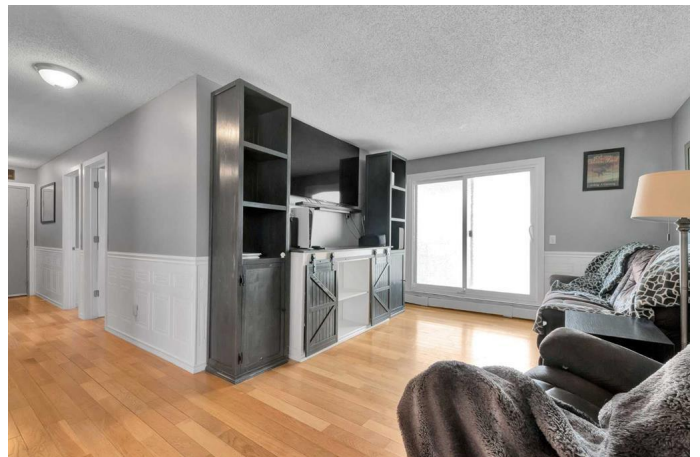
Step inside to find HARDWOOD FLOORS and elegant WAINSCOTTING throughout, adding warmth and character to the space. The open living and dining area flows seamlessly to your PRIVATE BALCONY, creating the perfect space to relax or entertain. The bright kitchen is conveniently located with access from the dining room and central hallway, and includes a pantry cupboard. The bathroom is a spacious with a good size vanity and a bathtub/shower. Both bedrooms feature CUSTOM BUILT-IN CLOSETS for optimal storage. A dedicated IN-SUITE STORAGE ROOM provides extra convenience, and common laundry facilities are just steps away. Plus, enjoy the benefit of your own ASSIGNED PARKING STALL.

Book a showing today and find out why this could be a smart move for you.

Built in 1980

## Essential Information

MLS® #	A2207461
Price	\$250,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	875
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	301, 40 Glenbrook Crescent
Subdivision	Glenbow
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1T2

### **Amenities**

Amenities	Bicycle Storage, Coin Laundry, Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall, Parking Lot, Plug-In

### **Interior**

Interior Features	Storage, Vinyl Windows
Appliances	Microwave, Range, Range Hood, Refrigerator, Window Coverings
Heating	Natural Gas, Radiant
Cooling	None
# of Stories	3

### **Exterior**

Exterior Features	Balcony
Roof	Asphalt Shingle, Membrane
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 2nd, 2025
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Days on Market 2  
Zoning R-MD

### **Listing Details**

Listing Office 2% Realty

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