

# \$367,999 - 17, 41 Glenbrook Crescent, Cochrane

MLS® #A2211385

**\$367,999**

3 Bedroom, 3.00 Bathroom, 1,126 sqft  
Residential on 0.06 Acres

Glenbow, Cochrane, Alberta

DONâ€™T MISS OUT on this incredible opportunity to own a BEAUTIFUL TWO-STOREY TOWNHOME nestled beside the BREATHTAKING NATURAL BEAUTY of Big Hill Creek Ravine in the heart of Cochrane! This charming, well-managed complex is located, within WALKING DISTANCE to SCHOOLS, MAJOR SHOPPING CENTRES, PARKS, SCENIC WALKING TRAILS, and the famous MCKAYâ€™S ICE CREAM. Youâ€™re also just minutes from downtown Cochrane, WITH NEARLY EVERYTHING WITHIN A 13-MINUTE WALKâ€”a truly unbeatable location for lifestyle and convenience. BOASTING ALMOST 1,600 SQ FT OF DEVELOPED LIVING SPACE, this thoughtfully designed home offers 3 BEDROOMS, 1 FULL BATHROOM, 2 HALF BATHROOMS, AND A BONUS LOFT that can easily be transformed into a HOME OFFICE, READING NOOK, or an additional bedroom. The SINGLE ATTACHED GARAGE and extra PARKING PAD offer room for two vehicles, plus there's a convenient outdoor storage room right by the entrance! Step inside to discover a bright main floor featuring an open-concept kitchen and dining area with ample white cabinetry, blending seamlessly with A SPACIOUS LIVING ROOM complete with a wood-burning fireplace, vaulted ceilings, and large windows that bathe the space in natural light. A deck door leads to your private backyard patioâ€”perfect for BBQs, Morning Coffee, playtime, or unwinding after a long



day. Upstairs, youâ€™ll find TWO LARGE BEDROOMS, a FULL BATHROOM, A BONUS LOFT, and the CONVENIENCE OF UPSTAIRS LAUNDRY, all designed for comfort and functionality. The FULLY FINISHED BASEMENT includes a third bedroom, a bright and cozy family room, a half bath, and a flex room ideal for guests, hobbies, or a home gym. Whether youâ€™re a first-time buyer, a growing family, or looking to downsize without compromising location or spaceâ€”this is the perfect home that offers the lifestyle you truly deserve. Call today to schedule your private showing with your favorite REALTORÂ® before this gem is gone!

Built in 1979

### Essential Information

MLS® #	A2211385
Price	\$367,999
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,126
Acres	0.06
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	17, 41 Glenbrook Crescent
Subdivision	Glenbow
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1E9

## Amenities

Amenities	Park, Playground, Visitor Parking
Parking Spaces	2
Parking	Off Street, Parking Pad, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Breakfast Bar, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 15th, 2025
Days on Market	11
Zoning	R-MX

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.