

# \$435,000 - 8, 604 Griffin Road W, Cochrane

MLS® #A2230615

**\$435,000**

3 Bedroom, 3.00 Bathroom, 1,013 sqft  
Residential on 0.07 Acres

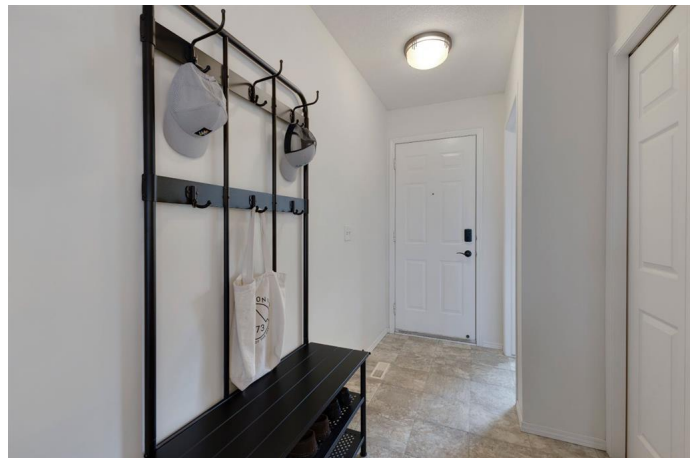
Glenbow, Cochrane, Alberta

Open House, Saturday, June 14th, 2-4pm.

Dive into a lifestyle of ease and elegance with this breathtaking end-unit bungalow, a true rarity in a vibrant, tight-knit community!

Situated in a meticulously maintained complex, this home radiates warmth and charm, offering an unmatched blend of modern upgrades and serene surroundings. Imagine unwinding on your private south back deck, captivated by sweeping valley vistas and fiery sunset skies—an idyllic retreat for summer evenings.

This home's unique position ensures no rear neighbors, granting you unobstructed views to savor in peace. Step inside to discover a seamless open-concept layout, where the heart of the home—a sleek kitchen with a spacious island—flows effortlessly into a bright, airy dining and living area. These inviting spaces are adorned with gleaming hardwood floors, their rich tones adding a touch of timeless elegance and lasting durability to every gathering, whether lively or intimate. The main floor is your personal sanctuary, featuring two spacious bedrooms, including a primary suite with a beautifully renovated ensuite. A versatile second bedroom doubles as a chic office or den, while a convenient main-floor laundry tucked into the second bathroom keeps life effortless. With an attached, insulated single garage offering direct access, every detail is crafted for single-level living at its finest. Venture downstairs to a fully finished basement that elevates this home to new heights. A cozy



recreation room, warmed by a corner gas fireplace, invites relaxation, while a third bedroom, full bathroom, dedicated exercise space, and ample storage cater to every need. Recent upgrades, including a high-efficiency furnace, tankless water heater, and replaced poly-B piping, ensure peace of mind for years to come. Just steps from convenient shops including Safeway, downtown Cochrane’s vibrant amenities, scenic Riverfront Park, the Bow River, and Cochrane’s extensive pathway systems, this location is a dream for those who crave both convenience and adventure. Don’t miss this once-in-a-lifetime opportunity to claim a home that’s as dynamic as you are. Act fast—this beauty won’t wait!

Built in 1996

**Essential Information**

MLS® #	A2230615
Price	\$435,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,013
Acres	0.07
Year Built	1996
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

**Community Information**

Address	8, 604 Griffin Road W
Subdivision	Glenbow
City	Cochrane
County	Rocky View County

Province	Alberta
Postal Code	T4C 1X2

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Driveway, Garage Faces Front, Insulated, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Gentle Sloping, Landscaped, Lawn, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 13th, 2025
Days on Market	4
Zoning	R-MD

### Listing Details

Listing Office	RE/MAX West Real Estate
----------------	-------------------------

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.