

# \$474,900 - 40 Glenpatrick Crescent, Cochrane

MLS® #A2263301

**\$474,900**

3 Bedroom, 3.00 Bathroom, 1,098 sqft

Residential on 0.08 Acres

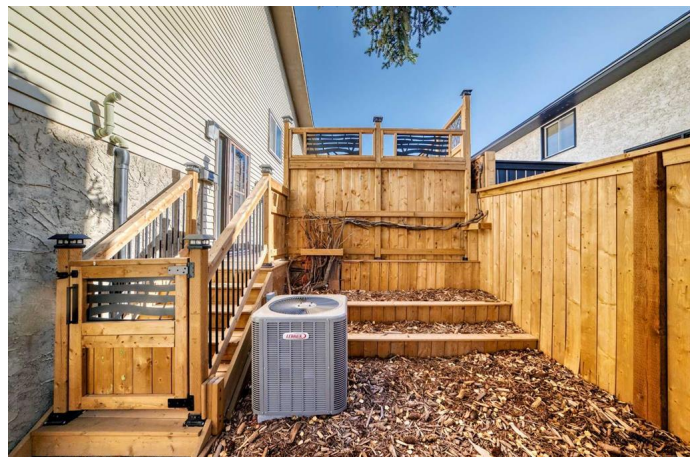
Glenbow, Cochrane, Alberta

NO CONDO FEES!!! Fall in love with this wonderfully pampered home with over 1500 square feet of developed living space. CENTRAL AIR CONDITIONING. Beautiful, custom built deck on the south side of the home. Well-maintained HOT TUB and it's included! Stainless steel appliances. Large family room in the lower level. Parking for an RV. Cochrane Rodeo Grounds close by. 3 bedrooms and 3 bathrooms. Blink security camera included (no contract). Fresh paint. Move in ready. All of this and a mountain view from your main floor, west facing balcony. Definitely worth a look!

Built in 1981

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2263301               |
| Price          | \$474,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,098                  |
| Acres          | 0.08                   |
| Year Built     | 1981                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |



## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 40 Glenpatrick Crescent |
| Subdivision | Glenbow                 |
| City        | Cochrane                |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T0L 0W3                 |

## Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Parking Spaces | 6                                                          |
| Parking        | Concrete Driveway, Double Garage Attached, Gravel Driveway |
| # of Garages   | 2                                                          |

## Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home                                                                   |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                              |
| Cooling           | Central Air                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                    |
| Fireplaces        | Gas, Living Room, Stone                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Full, Partially Finished                                                                                                                             |

## Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                                            |
| Lot Description   | Back Yard, Few Trees, Front Yard, Landscaped, Low Maintenance Landscape, Private |
| Roof              | Asphalt Shingle                                                                  |
| Construction      | Vinyl Siding, Wood Frame                                                         |
| Foundation        | Poured Concrete                                                                  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 12th, 2025 |
| Days on Market | 12                 |
| Zoning         | R-MX               |

**Listing Details**

Listing Office                      Greater Calgary Real Estate

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