$349,000 - 2, 73 Glenbrook Crescent, Cochrane

MLS® #A2211649

$349,000
3 Bedroom, 2.00 Bathroom, 1,111 sqft
Residential on 0.09 Acres

Glenbow, Cochrane, Alberta

This well-loved townhome in Cochraneâ€™s desirable Glenbow neighbourhood offers a rare combination of privacy, updates, and unbeatable location. Nestled among mature trees and backing onto a peaceful ravine, the home faces a spacious green space complete with tennis courts and a playgroundâ€”perfect for enjoying the outdoors right outside your door. South-facing windows invite in warm sunshine during the winter months, while the surrounding trees help keep the space cool and shaded in the summer. Inside, youâ€™ll find thoughtful upgrades over the years that make this home truly move-in ready. Pot lights with a dimmer switch were added to the south-facing living room in 2021 for a cozy, adjustable glow. A brand new Electrolux washer was installed in 2023, followed by a new dishwasher,Â main floor bathroom faucet, and a new basement door in early 2025. The deck and front door were freshly painted in 2024, giving the exterior a bright and welcoming feel. Additional updates include a new hot water tank in 2020 and updated exhaust fans in both bathrooms. The kitchen features under-cabinet lighting, a newer faucet, and a refrigerator with a replaced control board. A new window in the stairwell was added to improve airflow, and several walls and baseboards throughout the home have been freshly painted for a clean, refreshed feel. In this condo complex, windows are the ownerâ€™s responsibility, so you'll have peace of mind knowing theyâ€™ve all

been recently replaced. Location is everything, and this one delivers. Youâ€™re just a short walk from the extensive pathway system that leads directly to downtown, the Bow River, the Farmers Market at The RancheHouse, and more. With Glenbow Elementary, Cochrane Medical Centre, all the best shops, restarauntsÂ and Spray Lakes Recreation Centre all nearby, everyday convenience is right at your fingertips. Glenbow is one of Cochraneâ€™s most established and beloved neighbourhoods. Known for its large, treed lots and true small-town charm, it offers the perfect blend of nature, community, and walkable access to everything that makes Cochrane special. Whether you're a first-time buyer, downsizer, or investor, this home is a must-see.

Built in 1979

Essential Information

MLS® #	A2211649
Price	$349,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,111
Acres	0.09
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	2, 73 Glenbrook Crescent
Subdivision	Glenbow
City	Cochrane

County	Rocky View County
Province	Alberta
Postal Code	T4C1G1

Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Paved, Plug-In, Stall

Interior

Interior Features	See Remarks, Vinyl Windows
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Landscaped, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 14th, 2025
Days on Market	5
Zoning	R-MX

Listing Details

Listing Office	Royal LePage Benchmark

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