

# \$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

(OPEN HOUSE MAY 18TH SUNDAY 1:30 - 4:30) DON'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 MCKAY'S ICE CREAM. You're also just minutes from downtown Cochrane, WITH NEARLY EVERYTHING WITHIN A 13-MINUTE WALK—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 patio—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 REALTOR® 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 46  
Zoning R-MX

### Listing Details

Listing Office RE/MAX Real Estate (Central)

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