

96 Glenhill Drive
Cochrane, Alberta

MLS # A2163530



\$665,000

Division:	Glenbow		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,549 sq.ft.	Age:	1981 (43 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Pie Shaped Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	3-26-4-W5
Exterior:	Brick, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island		

Inclusions: Refrigerator, Washer, Dryer, Electric Range, Microwave, Garage Remote(s), dishwasher, window coverings, garden shed

This charming bungalow nestled in the heart of Glenbow, offers beautiful mountain views from its expansive west-facing backyard. The home features a formal sitting and dining room, 4 spacious bedrooms, and 3 full bathrooms. The open-concept kitchen, dining, and living area is enhanced by a cozy gas fireplace, creating a warm and inviting atmosphere. Step outside to the beautifully landscaped west-facing backyard, which boasts a two-tiered deck—ideal for entertaining—along with a garden area on the north side, a firepit, and a garden shed, all situated on a picturesque pie-shaped lot. The partially finished basement includes the 4th bedroom, a large recreation room and provides a versatile workshop and hobby room (or it can be used for extra storage), perfect for any craftsman or enthusiast. Parking will never be an issue with the longer driveway, perfect for accommodating a smaller RV or additional vehicles. This is complemented by a double attached garage and ample street parking. Discover the perfect blend of comfort and convenience at 96 Glenhill Drive.