

# \$540,000 - 85 Glenhill Drive, Cochrane

MLS® #A2211308

**\$540,000**

3 Bedroom, 2.00 Bathroom, 959 sqft

Residential on 0.12 Acres

Glenbow, Cochrane, Alberta

Welcome to Glenbow - one of Cochrane's most sought-after and established communities, where charm, convenience, and community come together. Nestled on a quiet street with spacious lots and mature trees, this beautifully maintained and fully developed bi-level home is the perfect blend of comfort, function, and location.

Just steps from Glenbow Elementary School, scenic parks, sports fields, and the picturesque Bow River pathways, this home offers unbeatable walkability for families, outdoor enthusiasts, and anyone craving that close-to-nature lifestyle – without sacrificing convenience.

Step inside to a bright, airy open-concept layout featuring large windows that flood the space in natural light, light-toned hardwood flooring, and a cozy gas fireplace that creates the perfect atmosphere year-round. The main level offers a welcoming living room, dining area, and a spacious kitchen with warm wood cabinetry, slate tile, and ample storage. Just off the dining room, step onto your large, screened-in and covered deck the perfect spot for summer dinners or morning coffee, rain or shine. The main floor also features two generous bedrooms and a refreshed 5-piece bathroom with dual sinks, perfect for families or guests.

Downstairs, the fully finished basement expands your living space with a massive rec room, a third bedroom, second full bathroom, and a spacious utility/laundry area. Whether



your looking for a home office, play room for your kids, accommodating guests, or looking to customize - the possibilities are endless. This home offers peace of mind with numerous recent updates including: Brand-new carpet in the basement (2024), Shingles and eavestroughs (2022), Windows & doors (within the past 10 years), Appliances (all replaced within 6 years), Hot water tank (2019). Outside, enjoy the generously sized backyard, double detached garage with extra-high ceilings, back lane access, and additional parking pad that easily accommodates a 20-foot camper! Extras like central A/C, hot tub-ready wiring, a radon mitigation system, rain barrels, and mature gardens support both comfort and eco-conscious living. If youâ€™ve been waiting for a move-in ready home with thoughtful updates, timeless appeal, and a prime location in one of Cochraneâ€™s most beloved neighbourhoods, this is your sign! Donâ€™t miss your chance to view this Glenbow beauty. Homes like this are rare - and they donâ€™t last long.

Built in 1983

**Essential Information**

MLS® #	A2211308
Price	\$540,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	959
Acres	0.12
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	85 Glenhill Drive
Subdivision	Glenbow
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1H1

## Amenities

Parking Spaces	4
Parking	Double Garage Detached, Parking Pad, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Central Vacuum, Laminate Counters, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Garden, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	April 16th, 2025
Days on Market	4
Zoning	R-LD

## Listing Details

Listing Office	Coldwell Banker United
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