

# \$549,900 - 9 Glendale Way, Cochrane

MLS® #A2217294

**\$549,900**

4 Bedroom, 2.00 Bathroom, 920 sqft

Residential on 0.12 Acres

Glenbow, Cochrane, Alberta

Best-Priced Detached Home in Cochrane –  
Solid 4-Level Split on a Spacious Pie Lot in  
Prime Glenbow!

Welcome to 9 Glendale Way – a well-maintained 4-level split on a generous pie-shaped lot in Cochrane’s desirable Glenbow neighbourhood. Situated on a quiet street, this home is just steps from historic downtown, schools, parks, the Bow River, shopping, and more.

Set on a large 50’ front width and 60’ at the back pie lot, the property offers fantastic outdoor living. Enjoy a spacious front deck ideal for entertaining and connecting with friendly neighbours, plus a private, fully fenced backyard with alley access, mature landscaping, and an arbour-covered rear deck.

Inside, the home offers 4 bedrooms, 2 full bathrooms, and over 1,800 sq. ft. of finished living space across four levels. Key upgrades include a newer furnace, windows and doors, and brand-new shingles. The cozy family room features a classic wood-burning fireplace, perfect for chilly evenings.

The oversized 24x24 detached garage includes 220V power – great for a workshop or extra storage.

Offering unbeatable value for a detached home in Cochrane, this solid, move-in-ready



property still leaves room to add your personal touch. Don't miss this opportunity!

Built in 1978

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2217294      |
| Price          | \$549,900     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 920           |
| Acres          | 0.12          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 9 Glendale Way    |
| Subdivision | Glenbow           |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 1J2           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | Central Vacuum, French Door, No Animal Home, Storage |
| Appliances        | Dishwasher, Dryer, Gas Stove, Refrigerator, Washer   |
| Heating           | Forced Air                                           |
| Cooling           | None                                                 |
| Fireplace         | Yes                                                  |
| # of Fireplaces   | 1                                                    |

|              |                                           |
|--------------|-------------------------------------------|
| Fireplaces   | Brick Facing, Raised Hearth, Wood Burning |
| Has Basement | Yes                                       |
| Basement     | Finished, Full                            |

## Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                        |
| Lot Description   | Back Lane, Back Yard, Dog Run Fenced In, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                     |
| Construction      | Aluminum Siding, Wood Frame                                                         |
| Foundation        | Poured Concrete                                                                     |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 1             |
| Zoning         | R-LD          |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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