

# \$749,900 - 22 Glenhill Drive, Cochrane

MLS® #A2249567

**\$749,900**

3 Bedroom, 3.00 Bathroom, 1,318 sqft

Residential on 0.13 Acres

Glenbow, Cochrane, Alberta

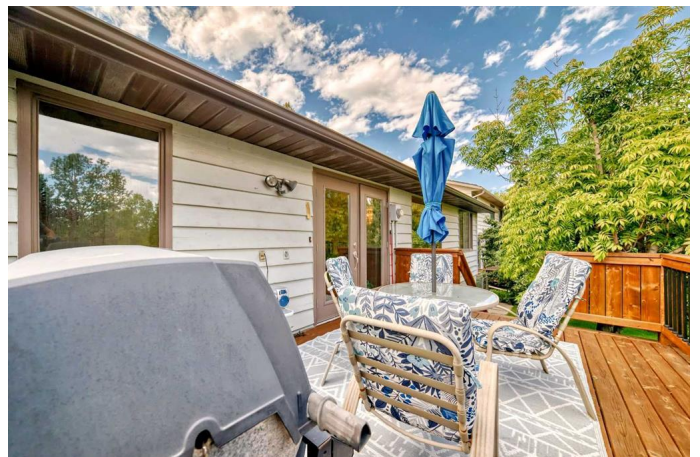
OPEN HOUSE THIS SATURDAY 11-3:00 PM!!Possibly the best location in town! This lovely family home backs onto Big Hill Creek park and the back yard is well treed and private with a relaxing view of the treed creek side park The apples are ready for picking !Granny smith(?),crabapples and raspberry !!Your huge deck overlooks the babbling brook and park view! There is a sheltered access to the legal basement suite . The attached double front drive garage has an extra long driveway for comfortable parking . You must see the condition and beauty of this exceptional home! Make it yours !

Built in 1980

## Essential Information

MLS® #	A2249567
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,318
Acres	0.13
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

## Community Information



Address	22 Glenhill Drive
Subdivision	Glenbow
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1G8

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached, See Remarks
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Separate Entrance
Appliances	Bar Fridge, Dishwasher, Electric Range, Electric Stove, Refrigerator, Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room, Gas, See Remarks, Free Standing
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Up To Grade

### **Exterior**

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Landscaped, No Neighbours Behind, Rectangular Lot, Street Lighting, Flag Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Cedar
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 20th, 2025
Days on Market	1
Zoning	R-LD

### **Listing Details**

Listing Office	First Place Realty
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