

**22 Glenhill Drive  
Cochrane, Alberta**

**MLS # A2249567**



**\$749,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Glenbow   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 3 Level Split   |               |                   |
| <b>Size:</b>     | 1,318 sq.ft.  | <b>Age:</b>   | 1980 (45 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, See Remarks   |               |                   |
| <b>Lot Size:</b> | 0.13 Acre   |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Creek/River/Stream/Pond, Flag Lot, Fruit Tree |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                 | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                         | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Suite, Walk-Up To Grade | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Cedar, Wood Frame                       | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete                         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Central Vacuum, Separate Entrance       |                   |      |

**Inclusions:** Fridge, stove, washer/dryer

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!