

**47 Glendale Way
Cochrane, Alberta**

MLS # A2262737



\$515,000

Division:	Glenbow		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,008 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Gravel Driveway, None		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Many Trees, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Vinyl Windows		

Inclusions: All Attached Wall Shelves, Garden Shed.

There's no better place to start your dream of homeownership - Welcome to this sweet bungalow, full of charm and curb appeal, and ideally located one of Cochrane's most established and beloved neighbourhoods. With its close-knit feel, walkable location, and enduring charm, Glenbow offers a rare blend of heritage and modern-day comfort. This home sits on a beautiful, treed lot with a backyard you'll love spending quality time in with family and friends. Step inside and you're welcomed by a bright and spacious living room — the perfect gathering place for cozy evenings or entertaining guests. The kitchen features an open-concept flow with granite countertops, a gas stove, and stainless steel appliances, seamlessly connected to the dining area. A lovely bay window overlooks the peaceful backyard, creating the perfect spot for morning coffee or family meals. The main floor offers a spacious primary bedroom, two additional bedrooms, and a full bathroom, making it ideal for families or those seeking one-level living. Downstairs, the lower level is fully finished and ready for your personal touch — whether it's a home gym, kids' playroom, or family room for movie nights. The lower-level bedroom offers great space as a guest room or flex area. You'll also find a convenient 2-piece bathroom, a laundry area, and a large storage/workshop space for those who love to get creative or need room for hobbies. The backyard is a true retreat — where nature meets home. With its sunny south exposure, full privacy, and lush greenery, this is a space you'll treasure year-round. A storage shed keeps all your garden tools organized, and the off-street parking offers room for two vehicles. This home is just steps from Glenbow School (K-4) and surrounded by beautiful walking trails that connect you to the

Bow River and historic Cochrane Rancho Park. Don't miss your chance to own this charming bungalow in a prime location — offering comfort, character, location and affordability all in one. Book your showing today!