

# \$610,000 - 99 Glenhill Drive, Cochrane

MLS® #A2204944

**\$610,000**

3 Bedroom, 2.00 Bathroom, 1,023 sqft

Residential on 0.12 Acres

Glenbow, Cochrane, Alberta

Picture this; a beautifully updated detached home with revenue potential, on a large mature lot in the established and sought after community of Glenbow.

This bilevel includes over 2,000sqft of developed living space between the main floor and the illegal suite, and sits on a beautiful sloping lot with an oversized garage (24x24), tiered garden beds, dog run and ample onsite additional parking (6 spaces total).

This home has been extensively renovated including: all new kitchen, living room, dining room, main bath and two upper bedrooms. New floors, trim, paint, light fixtures and windows. Newer appliances (including laundry), new deck, newer roof, and newer suite with separate entrance and wood burning fireplace.

The possibilities are endless with the ability to generate additional income or have the private lower level for extended family to live under the same roof. If you donâ€™t wish to have tenants then use the space for your personal use with a large wet bar or second kitchen.



Built in 1983

## Essential Information

MLS® #	A2204944
Price	\$610,000
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	1,023
Acres	0.12
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	99 Glenhill Drive
Subdivision	Glenbow
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1H2

### **Amenities**

Parking Spaces	6
Parking	Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Opener, Oversized, Enclosed, Garage Faces Rear
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Wood Burning, Basement
Has Basement	Yes
Basement	Full, Suite

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Dog Run Fenced In, Lawn, Private, Rectangular Lot

Roof	Asphalt Shingle
Construction	Brick, Metal Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	51
Zoning	R-LD

### **Listing Details**

Listing Office	Coldwell Banker Mountain Central
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