

\$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, Wood Burning, Raised Hearth
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	2
Zoning	R-LD

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.