

**12 Glenport Road  
Cochrane, Alberta**

**MLS # A2176007**



**\$574,900**

<b>Division:</b>	Glenbow		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,008 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Heated Garage, Insulated, RV Access/Parking		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level, Private, Rectangular Lot		

**Heating:** Standard, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Metal Siding , Wood Frame

**Zoning:** R-LD

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, Laminate Counters

**Inclusions:** N/A

**\*\* Open House Saturday November 23rd from 2-4pm\*\***This fully developed bi-level home has been thoughtfully updated and is move-in ready. The main floor features brand-new vinyl plank flooring throughout, while the basement boasts fresh carpet tiles. The eat-in kitchen is equipped with a convenient island with electricity and includes a new refrigerator with a warranty. The inviting living room on the upper level boasts a beautiful natural stone fireplace with a mantle, adding a touch of warmth to the space. Two comfortable bedrooms and 4 piece bath complete the main floor. Step out of the kitchen from sliding glass doors to enjoy a spacious, tiered, and covered deck that leads down to a firepit, perfect for outdoor gatherings. On the lower level, you'll find a cozy, recently Wett-certified wood stove, a third bedroom, and a 3 piece bathroom. Ample storage space is available, including an under-stair storage area and a large laundry area. The fully fenced, treed backyard offers privacy, tranquility, and room for pets. Enjoy the detached double heated and insulated garage equipped with new eavestroughs and downspouts as well as additional storage space for your boat or RV. Upgrades include new taps, shut-off valves, and water-efficient toilets in the bathrooms. Freshly painted ceilings and walls, along with new baseboards and lighting fixtures, add a modern touch. This home offers a perfect blend of comfort, style, and functionality—don't miss the opportunity to make it yours!