

85 glenhill Drive
Cochrane, Alberta

MLS # A2211308



\$540,000

Division:	Glenbow		
Type:	Residential/House		
Style:	Bi-Level		
Size:	959 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, F		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-LD
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, Laminate Counters, Open Floorplan		

Inclusions: Refrigerator, Electric stove, Microwave, Dishwasher, Washer, Dryer, a/c, radon system, firepit, rain barrels X2, large garden box in back yard, 2 Book shelves in living room, Curtain rods & Blinds, Shelves, hooks, plant hooks on walls, Over the toilet cabinets X2, white cupboard in utility room/laundry room, Nest thermostat & door camera (without contract), Blue carpet on the deck

Welcome to Glenbow - one of Cochrane's most sought-after and established communities, where charm, convenience, and community come together. Nestled on a quiet street with spacious lots and mature trees, this beautifully maintained and fully developed bi-level home is the perfect blend of comfort, function, and location. Just steps from Glenbow Elementary School, scenic parks, sports fields, and the picturesque Bow River pathways, this home offers unbeatable walkability for families, outdoor enthusiasts, and anyone craving that close-to-nature lifestyle — without sacrificing convenience. Step inside to a bright, airy open-concept layout featuring large windows that flood the space in natural light, light-toned hardwood flooring, and a cozy gas fireplace that creates the perfect atmosphere year-round. The main level offers a welcoming living room, dining area, and a spacious kitchen with warm wood cabinetry, slate tile, and ample storage. Just off the dining room, step onto your large, screened-in and covered deck the perfect spot for summer dinners or morning coffee, rain or shine. The main floor also features two generous bedrooms and a refreshed 5-piece bathroom with dual sinks, perfect for families or guests. Downstairs, the fully finished basement expands your living space with a massive rec room, a third bedroom, second full bathroom, and a spacious utility/laundry area. Whether your looking for a home office, play room for your kids, accommodating guests, or looking to customize - the possibilities are endless. This home offers peace of mind with numerous recent updates including: Brand-new carpet in the basement (2024), Shingles and eavestroughs (2022), Windows & doors (within the past 10 years), Appliances (all replaced within 6 years), Hot water tank (2019). Outside, enjoy the generously sized backyard, double detached

garage with extra-high ceilings, back lane access, and additional parking pad that easily accommodates a 20-foot camper! Extras like central A/C, hot tub-ready wiring, a radon mitigation system, rain barrels, and mature gardens support both comfort and eco-conscious living. If you've been waiting for a move-in ready home with thoughtful updates, timeless appeal, and a prime location in one of Cochrane's most beloved neighbourhoods, this is your sign! Don't miss your chance to view this Glenbow beauty. Homes like this are rare - and they don't last long.