

# \$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 don'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, Enclosed, Garage Door Opener, Garage Faces Rear, Oversized |
| # 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        | Basement, Brick Facing, Wood Burning                                                  |
| 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 | 44               |
| Zoning         | R-LD             |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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