



## 112 Glenhill Drive Cochrane Alberta

\$599,900

**\*\*OPEN HOUSE SATURDAY OCT 14th 12-2pm\*\*** Welcome to 112 Glenhill Drive, and an amazing opportunity to own in the very desirable neighborhood of Glenbow. Walk your kids to Glenbow School, (low traffic area). Just a short walk to the red trails along the Bow River. This charming detached home with tons of character has **DOUBLE HEATED GARAGE** just under 1800 sq ft and a further 436 sq ft in the finished basement and is set on a large lot with mature trees. You will notice the original features of this home as soon as you walk through the front door, such as the wood plank ceiling which continues the length of the main level. **OPEN CONCEPT!** The bay window at the front lets in lots of light into the open plan living, dining and large kitchen area, with island and views into the private back yard. Down to the snug area, with cozy wood burning stove and doors to the back yard, with hot tub! Up stairs you will find the primary bedroom with west facing patio (mountain view) and a further 2 good sized bedrooms, and 4-piece bathroom. Down to the lower level you will find the office, mudroom and 3-piece bathroom and the basement finishes off the interior of this home, with large rec room (pool table included). The owners have recently added **NEW WINDOWS** and **NEW ROOF** to this amazing property to enjoy the beautiful **MOUNTAIN VIEWS**. The community of Glenbow is just minutes to the main highway, with Calgary to the East and Canmore and the mountains to the West. Close to Safeway, Shoppers Drug Mart, and Starbucks. Great family home! The seller is offering \$5000 carpet allowance at closing!! (id:6769)

Furnace 7.26 M x 3.86 M

Recreational, Games room 8.59 M x 4.09 M

Laundry room 2.54 M x 4.72 M

Family room 5.79 M x 3.56 M

Office 3.48 M x 3.83 M

Other .91 M x 2.95 M

3pc Bathroom 2.69 M x 1.52 M

Other 1.37 M x 1.37 M

Living room 3.33 M x 4.93 M

Dining room 2.44 M x 4.40 M

Kitchen 3.41 M x 4.50 M

Breakfast 2.01 M x 3.38 M

Primary Bedroom 3.30 M x 5.08 M

4pc Bathroom 2.11 M x 3.10 M

Bedroom 3.02 M x 3.07 M

Bedroom 2.92 M x 3.91 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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