



## 48 Glenpatrick Road Cochrane Alberta

\$519,900

Welcome to 48 Glenpatrick Rd. in sought after Glenbow! This great 3 bedroom + den bilevel home is centrally located in a mature neighbourhood, close to schools, shopping, Big Hill Creek, walking and bike paths, parks, playgrounds, with easy access to Hwy's 1A and 22 (for those spontaneous trips to the mountains). A classic floorplan includes a spacious living room, eat-in kitchen, 2 large bedrooms and a full 4 pce bath on the main floor. The fully finished lower level boasts a cozy family room/rec room with wood burning fireplace, a large third bedroom, a bright den/hobby room (that could be used as a 4th bedroom - it is just missing a closet), and another full bathroom. Lots of storage in the lower level as well. You'll love spending time outdoors on the covered deck that features a pergola with lexan roof and built-in bench. The DOUBLE DETACHED GARAGE features 220V power and its own subpanel. Newer roofing on the house (2023) and garage (approx. 2014), and newer hot water tank (2024) as well. Did I mention the extra parking? Besides the double garage, there is an adjacent double wide pad off of the back lane, AND a deep single wide space in front! A front porch/patio adds to the outdoor living space and curb appeal, making this a great buy for first time buyers, move-up buyers or investors. Don't wait to view this fantastic property! (id:6769)

3pc Bathroom 6.58 Ft x 6.58 Ft

Bedroom 11.25 Ft x 12.83 Ft

Den 11.33 Ft x 7.67 Ft

Recreational, Games room 11.25 Ft x 17.92 Ft

Storage 12.25 Ft x 13.25 Ft

4pc Bathroom 5.00 Ft x 9.42 Ft

Bedroom 10.00 Ft x 13.42 Ft

Kitchen 15.50 Ft x 13.33 Ft

Living room 12.17 Ft x 15.75 Ft

Primary Bedroom 12.00 Ft x 12.33 Ft

Listing Presented By:



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