



## 73 Glenbrook Crescent Cochrane Alberta

\$345,000

Welcome to this wonderful 3-bedroom, 2-bathroom townhouse, ideally located just 7 blocks from Glenbow Elementary School and a short 5-minute walk to shopping. Whether you're a first-time buyer or looking for a solid investment property, this home offers excellent value in the downtown neighbourhood of Glenbow. The main floor features a bright living room along with a spacious dining area. There is plenty of natural light to create a welcoming space for relaxation and entertaining. The kitchen, while cozy, has been recently updated with modern appliances, including a new refrigerator and a newer dishwasher, making it both efficient and functional. A nice 2 piece bathroom completes this main level. Upstairs, you'll find three comfortable bedrooms, including the master with ample closet space. The 4 piece bathroom is well-appointed, ensuring comfort for the entire family. The unfinished basement offers fantastic potential for additional living space, with a roughed-in den/playroom and the convenience of modern laundry appliances already in place. You can choose to develop it as a recreation room and another bedroom but the extra 500+ square feet on this level provides endless possibilities. This townhouse is part of a well-maintained condominium complex, providing a low-maintenance lifestyle in a peaceful community. You will enjoy the outdoors with the nearby Glenbow Park, recently updated paved bike and walking pathways, and playgrounds. It offers the perfect setting for outdoor activities and exploration. With its prime location, updated features, and investment potential, this property is an excellent opportunity for first-time buyers, small families, or savvy investors. (id:6769)

4pc Bathroom 5.17 Ft x 7.58 Ft  
Primary Bedroom 10.33 Ft x 13.25 Ft  
Bedroom 8.42 Ft x 13.33 Ft  
Bedroom 8.58 Ft x 11.67 Ft  
Other 9.67 Ft x 10.58 Ft  
Recreational, Games room 8.08 Ft x 17.25 Ft

Furnace 7.83 Ft x 13.08 Ft  
Living room 10.58 Ft x 12.83 Ft  
Dining room 17.33 Ft x 9.92 Ft  
Kitchen 7.92 Ft x 7.58 Ft  
2pc Bathroom 3.50 Ft x 6.67 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

<http://terryplante.royallepage.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca