

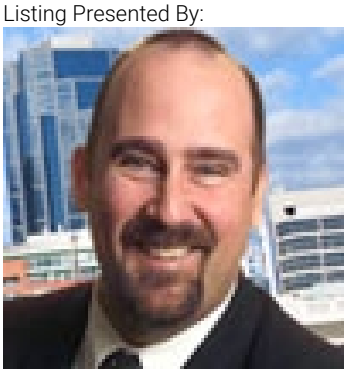
20 Glenpatrick Place Cochrane Alberta

$489,000

Welcome to 20 Glenpatrick Place, a move-in ready detached home offering a highly practical floor plan in an ultra-convenient, walkable location. Step into the entry foyer, which leads directly into a bright, spacious living room filled with natural light from an expansive front picture window. The living area flows effortlessly into a central dining room and adjacent kitchen featuring tiled flooring, warm wooden cabinetry, a built-in pantry desk nook, and a breakfast bar peninsula for easy meal prep. Direct access off the kitchen leads out onto the rear deck, ideal for outdoor dining and entertaining. Down the main hall, you will find three comfortable bedrooms, including a spacious primary bedroom, alongside a full main bathroom featuring a step-in tiled shower. Head downstairs to the fully finished basement, where an expansive recreation room offers versatile layout options anchored by a stone-surfaced fireplace feature. Additional lower-level living space includes a large den, a secondary four-piece bathroom, a dedicated laundry area, and abundant utility and storage space. Step outside to a private, fully fenced backyard featuring a spacious deck, a storage shed, a long paved driveway running alongside the lot, and plenty of room in the back to build a future garage. Located just a couple of blocks from downtown Cochrane, everything is completely walkable, including Glenbow School, Glenbow Park, grocery stores, and nearby walking trail networks. This move-in ready property perfectly combines cozy home living with exceptional everyday convenience. (id:6769)

4pc Bathroom 12.17 Ft x 5.17 Ft
Den 11.92 Ft x 17.00 Ft
Recreational, Games room 23.92 Ft x 20.33 Ft
Furnace 11.75 Ft x 12.00 Ft
3pc Bathroom 9.33 Ft x 4.92 Ft
Bedroom 12.83 Ft x 10.58 Ft
Bedroom 9.42 Ft x 9.33 Ft
Dining room 12.58 Ft x 9.50 Ft
Kitchen 12.58 Ft x 9.08 Ft
Living room 12.58 Ft x 20.58 Ft
Primary Bedroom 12.83 Ft x 13.08 Ft

Listing Presented By:



Originally Listed by:
Royal LePage Benchmark

http://www.kenmorristeam.ca/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca