

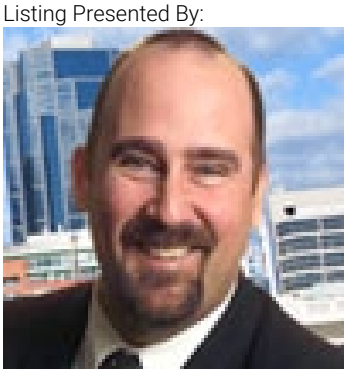
84 Glendale Way Cochrane Alberta

$632,000

INVESTORS & INCOME-PROPERTY BUYERS -- THIS ONE DESERVES YOUR ATTENTION! Welcome to 84 Glendale Way, a well-maintained and thoughtfully updated home in a fantastic, family-friendly location. Offering a full basement legal suite with permits, this property provides an excellent opportunity for investors looking for rental income, multi-generational living, or a home that can help offset monthly expenses. Significant updates provide peace of mind, including two new furnaces installed in 2025 and 2026, a new basement egress window, newly paved driveway, newer garage door and opener, and a soundproofed ceiling separating the basement legal suite from the upper level. The basement has been designed with functionality and privacy in mind, making it an attractive option for both tenants and owners. The main level features an updated kitchen with updated appliances, custom blinds, generous living spaces and an abundance of natural light throughout. The home has been cared for with a focus on both comfort and practicality. Outside, enjoy a private, fully fenced backyard featuring adjustable privacy boards, creating a great space for relaxing, entertaining or enjoying time with the family. The large double detached garage provides plenty of room for vehicles, storage and recreational equipment, while the newly paved driveway adds additional convenience. Location is another major highlight. You're close to schools, shopping centres, restaurants, a dog park and everyday amenities, while the nearby walking paths along the Bow River offer endless opportunities to get outside and enjoy the surrounding community. Whether you're an investor looking for a secondary legal suite and strong rental potential, a buyer wanting additional income, or a family looking for a well-updated home in a great location, 84 Glendale Way offers an excellent combination of value, flexibility and opport...

Bedroom 15.08 Ft x 7.50 Ft
3pc Bathroom 9.50 Ft x 4.75 Ft
Recreational, Games room 11.33 Ft x 16.08 Ft
Furnace 14.33 Ft x 15.75 Ft
Kitchen 15.50 Ft x 11.75 Ft
Bedroom 10.17 Ft x 13.25 Ft
Office 8.92 Ft x 9.92 Ft
Bedroom 9.00 Ft x 13.25 Ft
4pc Bathroom 4.92 Ft x 7.83 Ft
Living room 11.83 Ft x 15.58 Ft
Dining room 5.50 Ft x 10.67 Ft
Kitchen 7.83 Ft x 12.58 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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