

# \$739,900 - 22 Glenhill Drive, Cochrane

MLS® #A2249567

**\$739,900**

3 Bedroom, 3.00 Bathroom, 1,318 sqft  
Residential on 0.13 Acres

Glenbow, Cochrane, Alberta

OPEN HOUSE SAT.NOVEMBER 1 ! 12-3

!!Possibly the best location in town! This lovely family home backs onto Big Hill Creek park and the back yard is well treed and private with a relaxing view of the treed creek side park. The apples are ready for picking !Granny smith(?), crabapples and raspberry !!Your huge deck overlooks the babbling brook and park view! There is a sheltered access to the legal basement suite . The attached double front drive garage has an extra long driveway for comfortable parking . You must see the condition and beauty of this exceptional home! Make it yours ! (check out the video)

Built in 1980

## Essential Information

MLS® #	A2249567
Price	\$739,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,318
Acres	0.13
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information



Address	22 Glenhill Drive
Subdivision	Glenbow
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1G8

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached, See Remarks
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Separate Entrance
Appliances	Bar Fridge, Dishwasher, Electric Range, Electric Stove, Refrigerator, Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room, Gas, See Remarks, Free Standing
Has Basement	Yes
Basement	Full

### **Exterior**

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Landscaped, No Neighbours Behind, Rectangular Lot, Street Lighting, Flag Lot
Roof	Asphalt Shingle
Construction	Cedar, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 20th, 2025
Days on Market	75
Zoning	R-LD

### **Listing Details**

Listing Office	First Place Realty
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