

# \$367,900 - 17, 41 Glenbrook Crescent, Cochrane

MLS® #A2253310

**\$367,900**

3 Bedroom, 3.00 Bathroom, 1,126 sqft  
Residential on 0.06 Acres

Glenbow, Cochrane, Alberta

Don't miss this chance to call one of Cochrane's most desirable townhome communities your new home! nestled beside the BREATHTAKING NATURAL BEAUTY of Big Hill Creek Ravine in the heart of Cochrane! this updated and move-in-ready two-storey offers nearly 1,600 sq. ft. of developed living space, 3 bedrooms, 1 full bath + 2 half baths, and a flexible loft perfect for a home office, reading nook or an additional bedroom. The bright and welcoming main floor features vaulted ceilings, a cozy wood-burning fireplace, and a spacious living area that flows seamlessly into the kitchen and dining room. Step outside to your private backyard patio—ideal for morning coffee, BBQs, or relaxing evenings. Upstairs, you'll find 2 generously sized bedrooms, a full bath, laundry, and the bonus loft. The finished basement adds even more versatility with a third bedroom, family room, half bath, and flex space. Parking is a breeze with a single attached garage, extra front pad, and bonus storage room. All of this in a prime location—walking distance to schools, major shopping, parks, trails, and of course, McKay's Ice Cream. Minutes from downtown Cochrane with nearly everything you need within a 10-MINUTE WALK. Whether you're a first-time buyer, growing family, or downsizer, this property offers incredible value, lifestyle, and convenience. Book your showing today before it's gone!



Built in 1979

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2253310      |
| Price          | \$367,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 1             |
| Half Baths     | 2             |
| Square Footage | 1,126         |
| Acres          | 0.06          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 17, 41 Glenbrook Crescent |
| Subdivision | Glenbow                   |
| City        | Cochrane                  |
| County      | Rocky View County         |
| Province    | Alberta                   |
| Postal Code | T4C 1E9                   |

## Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Visitor Parking                                 |
| Parking Spaces | 2                                               |
| Parking        | Off Street, Parking Pad, Single Garage Attached |
| # of Garages   | 1                                               |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan              |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |

|                 |                |
|-----------------|----------------|
| # of Fireplaces | 1              |
| Fireplaces      | Wood Burning   |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

### **Exterior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage                          |
| Lot Description   | Back Yard, Landscaped, Low Maintenance Landscape, Private, Treed |
| Roof              | Asphalt                                                          |
| Construction      | Vinyl Siding, Wood Frame                                         |
| Foundation        | Poured Concrete                                                  |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 4                   |
| Zoning         | R-MX                |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.