

\$474,900 - 40 Glenpatrick Crescent, Cochrane

MLS® #A2263301

\$474,900

3 Bedroom, 3.00 Bathroom, 1,098 sqft

Residential on 0.08 Acres

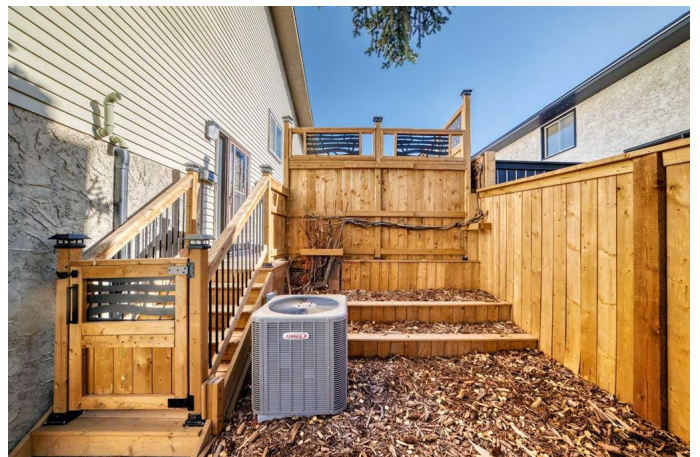
Glenbow, Cochrane, Alberta

NO CONDO FEES!!! Fall in love with this wonderfully pampered home with over 1500 square feet of developed living space. CENTRAL AIR CONDITIONING. Beautiful, custom built deck on the south side of the home. Well-maintained HOT TUB and it's included! Stainless steel appliances. Large family room in the lower level. Parking for an RV. Cochrane Rodeo Grounds close by. 3 bedrooms and 3 bathrooms. Blink security camera included (no contract). Fresh paint. New roof in 2025. Move in ready. All of this and a mountain view from your main floor, west facing balcony. Definitely worth a look!

Built in 1981

Essential Information

MLS® #	A2263301
Price	\$474,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,098
Acres	0.08
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active



Community Information

Address	40 Glenpatrick Crescent
Subdivision	Glenbow
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T0L 0W3

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Gravel Driveway, Concrete Driveway
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Landscaped, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 12th, 2025
Days on Market	22
Zoning	R-MX

Listing Details

Listing Office Greater Calgary 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.