\$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!



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 23

Zoning R-MX

Listing Details

Listing Office Greater Calgary Real Estate

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