

# \$540,000 - 85 Glenhill Drive, Cochrane

MLS® #A2211308

**\$540,000**

3 Bedroom, 2.00 Bathroom, 959 sqft  
Residential on 0.12 Acres

Glenbow, Cochrane, Alberta

Welcome to Glenbow - one of Cochrane's most sought-after and established communities, where charm, convenience, and community come together. Nestled on a quiet street with spacious lots and mature trees, this beautifully maintained and fully developed bi-level home is the perfect blend of comfort, function, and location.

Just steps from Glenbow Elementary School, scenic parks, sports fields, and the picturesque Bow River pathways, this home offers unbeatable walkability for families, outdoor enthusiasts, and anyone craving that close-to-nature lifestyle without sacrificing convenience.

Step inside to a bright, airy open-concept layout featuring large windows that flood the space in natural light, light-toned hardwood flooring, and a cozy gas fireplace that creates the perfect atmosphere year-round. The main level offers a welcoming living room, dining area, and a spacious kitchen with warm wood cabinetry, slate tile, and ample storage. Just off the dining room, step onto your large, screened-in and covered deck the perfect spot for summer dinners or morning coffee, rain or shine. The main floor also features two generous bedrooms and a refreshed 5-piece bathroom with dual sinks, perfect for families or guests.

Downstairs, the fully finished basement expands your living space with a massive rec room, a third bedroom, second full bathroom, and a spacious utility/laundry area. Whether



your looking for a home office, play room for your kids, accommodating guests, or looking to customize - the possibilities are endless. This home offers peace of mind with numerous recent updates including: Brand-new carpet in the basement (2024), Shingles and eavestroughs (2022), Windows & doors (within the past 10 years), Appliances (all replaced within 6 years), Hot water tank (2019). Outside, enjoy the generously sized backyard, double detached garage with extra-high ceilings, back lane access, and additional parking pad that easily accommodates a 20-foot camper! Extras like central A/C, hot tub-ready wiring, a radon mitigation system, rain barrels, and mature gardens support both comfort and eco-conscious living. If you've been waiting for a move-in ready home with thoughtful updates, timeless appeal, and a prime location in one of Cochrane's most beloved neighbourhoods, this is your sign! Don't miss your chance to view this Glenbow beauty. Homes like this are rare - and they don't last long.

Built in 1983

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2211308    |
| Price          | \$540,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 959         |
| Acres          | 0.12        |
| Year Built     | 1983        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 85 Glenhill Drive |
| Subdivision | Glenbow           |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 1H1           |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Double Garage Detached, Parking Pad, RV Access/Parking |
| # of Garages   | 2  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum, Laminate Counters, Open Floorplan                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating           | Fireplace(s), Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Garden, Rain Barrel/Cistern(s)   |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Brick, Wood Frame  |
| Foundation        | Wood   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 3                |
| Zoning         | R-LD             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Coldwell Banker United |
|----------------|------------------------|

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.