

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

MLS® #A2241375

**\$367,900**

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

Glenbow, Cochrane, Alberta

DONâ€™T MISS OUT on this incredible opportunity to own a BEAUTIFUL TWO-STOREY TOWNHOME nestled beside the BREATHTAKING NATURAL BEAUTY of Big Hill Creek Ravine in the heart of Cochrane! This charming, well-managed complex is located, within WALKING DISTANCE to SCHOOLS, MAJOR SHOPPING CENTRES, PARKS, SCENIC WALKING TRAILS, and the famous MCKAYâ€™S ICE CREAM. Youâ€™re also just minutes from downtown Cochrane, WITH NEARLY EVERYTHING WITHIN A 13-MINUTE WALKâ€”a truly unbeatable location for lifestyle and convenience. BOASTING ALMOST 1,600 SQ FT OF DEVELOPED LIVING SPACE, this thoughtfully designed home offers 3 BEDROOMS, 1 FULL BATHROOM, 2 HALF BATHROOMS, AND A BONUS LOFT that can easily be transformed into a HOME OFFICE, READING NOOK, or an additional bedroom. The SINGLE ATTACHED GARAGE and extra PARKING PAD offer room for two vehicles, plus there's a convenient outdoor storage room right by the entrance! Step inside to discover a bright main floor featuring an open-concept kitchen and dining area with ample white cabinetry, blending seamlessly with A SPACIOUS LIVING ROOM complete with a wood-burning fireplace, vaulted ceilings, and large windows that bathe the space in natural light. A deck door leads to your private backyard patioâ€”perfect for BBQs, Morning Coffee, playtime, or unwinding after a long



day. Upstairs, youâ€™ll find TWO LARGE BEDROOMS, a FULL BATHROOM, A BONUS LOFT, and the CONVENIENCE OF UPSTAIRS LAUNDRY, all designed for comfort and functionality. The FULLY FINISHED BASEMENT includes a third bedroom, a bright and cozy family room, a half bath, and a flex room ideal for guests, hobbies, or a home gym. Whether youâ€™re a first-time buyer, a growing family, or looking to downsize without compromising location or spaceâ€”this is the perfect home that offers the lifestyle you truly deserve. Call today

Built in 1979

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2241375      |
| 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    | July 18th, 2025 |
| Days on Market | 36              |
| Zoning         | R-MX            |

### Listing Details

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

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