

# \$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

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® #	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	41
Zoning	R-MX

## Listing Details

Listing Office	RE/MAX House of Real Estate
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