

**9 Glendale Way**  
**Cochrane, Alberta**

**MLS # A2217294**



**\$549,900**

<b>Division:</b>	Glenbow		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	920 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Dog Run Fenced In, Low Maintenance Landscape, Re		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, French Door, No Animal Home, Storage		

**Inclusions:** None

Best-Priced Detached Home in Cochrane – Solid 4-Level Split on a Spacious Pie Lot in Prime Glenbow! Welcome to 9 Glendale Way – a well-maintained 4-level split on a generous pie-shaped lot in Cochrane’s desirable Glenbow neighbourhood. Situated on a quiet street, this home is just steps from historic downtown, schools, parks, the Bow River, shopping, and more. Set on a large 50’ front width and 60’ at the back pie lot, the property offers fantastic outdoor living. Enjoy a spacious front deck ideal for entertaining and connecting with friendly neighbours, plus a private, fully fenced backyard with alley access, mature landscaping, and an arbour-covered rear deck. Inside, the home offers 4 bedrooms, 2 full bathrooms, and over 1,800 sq. ft. of finished living space across four levels. Key upgrades include a newer furnace, windows and doors, and brand-new shingles. The cozy family room features a classic wood-burning fireplace, perfect for chilly evenings. The oversized 24x24 detached garage includes 220V power – great for a workshop or extra storage. Offering unbeatable value for a detached home in Cochrane, this solid, move-in-ready property still leaves room to add your personal touch. Don’t miss this opportunity!