

# \$515,000 - 47 Glendale Way, Cochrane

MLS® #A2262737

**\$515,000**

4 Bedroom, 2.00 Bathroom, 1,008 sqft

Residential on 0.12 Acres

Glenbow, Cochrane, Alberta

There's no better place to start your dream of homeownership - Welcome to this sweet bungalow, full of charm and curb appeal, and ideally located one of Cochrane's most established and beloved neighbourhoods. With its close-knit feel, walkable location, and enduring charm, Glenbow offers a rare blend of heritage and modern-day comfort. This home sits on a beautiful, treed lot with a backyard you'll love spending quality time in with family and friends. Step inside and you're welcomed by a bright and spacious living room - the perfect gathering place for cozy evenings or entertaining guests. The kitchen features an open-concept flow with granite countertops, a gas stove, and stainless steel appliances, seamlessly connected to the dining area. A lovely bay window overlooks the peaceful backyard, creating the perfect spot for morning coffee or family meals. The main floor offers a spacious primary bedroom, two additional bedrooms, and a full bathroom, making it ideal for families or those seeking one-level living. Downstairs, the lower level is fully finished and ready for your personal touch - whether it's a home gym, kids' playroom, or family room for movie nights. The lower-level bedroom offers great space as a guest room or flex area. You'll also find a convenient 2-piece bathroom, a laundry area, and a large storage/workshop space for those who love to get creative or need room for hobbies. The backyard is a true retreat - where nature meets home. With its sunny



south exposure, full privacy, and lush greenery, this is a space youâ€™ll treasure year-round. A storage shed keeps all your garden tools organized, and the off-street parking offers room for two vehicles. This home is just steps from Glenbow School (Kâ€“4) and surrounded by beautiful walking trails that connect you to the Bow River and historic Cochrane Ranche Park. Donâ€™t miss your chance to own this charming bungalow in a prime location â€“ offering comfort, character, location and affordability all in one. Book your showing today!

Built in 1978

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2262737    |
| Price          | \$515,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,008       |
| Acres          | 0.12        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 47 Glendale Way   |
| Subdivision | Glenbow           |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 1H9           |

**Amenities**

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 2                     |
| Parking        | Gravel Driveway, None |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Vinyl Windows                                                  |
| Appliances        | Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                       |
| Cooling           | None                                                                             |
| Has Basement      | Yes                                                                              |
| Basement          | Finished, Full                                                                   |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                                      |
| Lot Description   | Back Yard, Landscaped, Many Trees, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                             |
| Construction      | Vinyl Siding, Wood Frame                                    |
| Foundation        | Poured Concrete                                             |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 9                 |
| Zoning         | R-LD              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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