



**39 Glenpatrick Road
Cochrane, Alberta**

MLS # A1056921



\$444,500

Division:	Glenbow		
Type:	Residential/House		
Style:	4 Level Split		
Size:	939 sq.ft.	Age:	1979 (42 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, No Smoking Home, Pantry, Storage		

Inclusions: Hot Tub

Welcome to this pride of home ownership property with 1741 square feet of developed living space and a WEST facing private backyard oasis with an amazing location on one of the best streets in Cochrane just steps from Glenbow Elementary School, parks and green space. Nestled in a mature neighbourhood, close to all the commercial shopping and an amazing community of welcoming neighbours, this fully developed home with a double garage and a finished basement features tons of updates including a renovated kitchen, new deck, hardwood flooring, private built hot tub area and updated appliances. The modern main level boasts a living room area with huge windows full of natural sunlight, wood burning fireplace, open concept dining room and a bright open kitchen with a walk in pantry. The completely updated kitchen rocks stainless steel appliances, tile backsplash, new cupboards, new tile flooring, lighting and hardware. Upstairs you'll be pleased to find a large master bedroom retreat (that easily fits a king size bed) with a large built-in style closet. The second bedroom and master bedroom upstairs are conveniently located next to an updated full bathroom. The lower level is perfect as a kids playroom, crafts or office, located next to another full bathroom and the 3rd bedroom. The newly finished basement is where you'll kick back to watch sports, movies and entertain with the built-in bar. This home is the definition of a property in a PRIME LOCATION that has been loved by its owners and it also comes loaded with major upgrades. This hidden gem must be viewed to appreciate!