

# \$549,900 - 9 Glendale Way, Cochrane

MLS® #A2217294

**\$549,900**

4 Bedroom, 2.00 Bathroom, 920 sqft

Residential on 0.12 Acres

Glenbow, Cochrane, Alberta

Best-Priced Detached Home in Cochrane â€“  
Solid 4-Level Split on a Spacious Pie Lot in  
Prime Glenbow!

Welcome to 9 Glendale Way â€“ a  
well-maintained 4-level split on a generous  
pie-shaped lot in Cochraneâ€™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 50â€™ front width and 60â€™  
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 â€“ 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!

Built in 1978

### Essential Information

MLS® #	A2217294
Price	\$549,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	920
Acres	0.12
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	9 Glendale Way
Subdivision	Glenbow
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1J2

### Amenities

Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Central Vacuum, French Door, No Animal Home, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Gas Stove
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Brick Facing, Raised Hearth, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Aluminum Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	5
Zoning	R-LD

## Listing Details

Listing Office	TREC The Real Estate Company
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