

# \$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 | 14                |
| Zoning         | R-LD              |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.