

# \$679,900 - 137 Glenhill Drive, Cochrane

MLS® #A2228261

**\$679,900**

4 Bedroom, 3.00 Bathroom, 1,133 sqft

Residential on 0.12 Acres

Glenbow, Cochrane, Alberta

Prepare to fall in love with this beautifully renovated bi-level home that blends contemporary design, versatile living, and an outdoor oasis like no other. Step inside to a bright and inviting main floor featuring windows that fill the home with natural light. The spacious living room is anchored by a charming stone fireplace, perfect for cozy evenings or gatherings with friends. The chef's kitchen is a true standout, featuring sleek white cabinetry, gleaming quartz countertops, premium stainless steel appliances, and a striking black tile backsplash. Whether you're prepping meals or hosting dinner parties, this space seamlessly blends style and functionality, making it perfect for both everyday living and special occasions. The main floor offers two bedrooms, including a private Primary Bedroom complete with a well-organized closet and an updated ensuite bathroom featuring a walk-in shower, modern fixtures, and spa-like finishes. The second bedroom features a built-in wall bed, adding versatility for guests or a home office. A spacious and beautifully updated 4-piece main bathroom serves the main floor, offering modern fixtures, and a fresh design. For added convenience, a stacked laundry closet is thoughtfully tucked away without sacrificing valuable space. Downstairs, the fully finished illegal suite with long term tenant, is perfect for extended family or rental income. It offers two bedrooms, a generous living room, a full kitchen, and a



four-piece bathroom, providing comfort and privacy for guests or tenants. Step outside to your very own backyard paradise. The professionally landscaped yard features multiple seating areas, stone pathways, raised garden beds, and mature greenery. The brand-new deck is the ultimate spot for summer barbecues, morning coffee, or evening gatherings around the fire pit. This show stopping yard is both beautiful and functional, with carefully planned xeriscaping that creates a beautiful, low-maintenance environment year-round. â€” the perfect backdrop for outdoor living. Additional highlights include: Detached heated double garage with a flex space for a home gym, workshop, or creative studio â€” easily convertible back to parking. New fencing, newer windows, roof, and modern siding, ensuring peace of mind and curb appeal. RV parking pad for your travel trailer or camper. Close to schools, parks, and shopping in a desirable, family-friendly neighborhood. This is more than just a home â€” itâ€™s a lifestyle upgrade that offers flexibility, income potential, and an exceptional outdoor living experience. Donâ€™t miss this one-of-a-kind property!

Built in 1979

**Essential Information**

MLS® #	A2228261
Price	\$679,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,133
Acres	0.12
Year Built	1979
Type	Residential
Sub-Type	Detached

Style	Bi-Level
Status	Active

### Community Information

Address	137 Glenhill Drive
Subdivision	Glenbow
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1H2

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Off Street, See Remarks, Workshop in Garage, Converted Garage
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas, See Remarks, Zoned
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, Private, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

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

**Listing Details**

Listing Office	Royal LePage Benchmark
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