

**11 Glenport Road
Cochrane, Alberta****MLS # A2251847****\$609,000**

Division:	Glenbow		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,310 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, See Remarks, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Metal Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Walk-In Closet(s)		

Inclusions: None

This beautifully updated family home is in the heart of Glenbow. Offering over 2,400 sq. ft. of developed living space, this property combines modern comfort with timeless character. The main floor features a bright living room highlighted by a large bay window and a charming stone-faced wood-burning fireplace. A formal dining area with wainscoting detail flows into the functional kitchen, complete with stainless steel appliances, crisp white cabinetry, and ample counter space. Three bedrooms and two washrooms are found on the main level, including a spacious primary suite with a walk-in closet and new 3-piece ensuite. The fully developed lower level offers even more room to spread out, with a cozy brick-faced fireplace in the rec room, two additional bedrooms, a 2 piece bath, and plenty of storage. Outside, enjoy a sunny deck, lower patio, and a fenced backyard with green space—perfect for summer gatherings. A standout feature is the oversized detached heated garage, providing excellent parking, storage, or workshop potential. This move-in ready home is located within walking distance to schools, parks, and Cochrane’s downtown amenities. A fantastic opportunity to own a versatile property in a sought-after community.