

# \$875,000 - 46 Castle Place S, Cochrane

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MLS® #A2238847

**\$875,000**

4 Bedroom, 4.00 Bathroom, 1,734 sqft

Residential on 0.27 Acres

Glenbow, Cochrane, Alberta

Discover this rare gem in one of Cochrane's most desirable neighborhoods, perfectly situated on a stunning quarter-acre pie-shaped lot that backs onto a beautiful park and serene creek. With direct access to Cochrane's renowned pathway system and just moments from schools, shopping, restaurants, and more, this home offers the ideal blend of nature, character, and convenience while still giving you the utmost in privacy.

Loaded with charm and thoughtful upgrades, this property features a painted stucco exterior, a double attached garage, RV parking, a circle driveway and a recently replaced roof and eaves (2013). Step outside to enjoy a gorgeous new tiered deck perfect for entertaining, or take in peaceful natural views from the second-storey balcony with glass railing overlooking the lush surroundings. The yard is filled with mature plants including perennials, raspberries bushes, saskatoons, apples, and more.

Inside, the main floor impresses with two cozy fireplaces – one gas, one wood-burning – creating warmth and ambiance throughout the living spaces. With four generous bedrooms, this home offers plenty of space for family or guests. The primary has its own full ensuite, plenty of closet space, and wonderful views. A backyard shed adds convenient storage for tools and gear, leaving an abundance of



additional storage space in the house and garage.

Whether you're relaxing by the fire, soaking in the hot tub, enjoying the expansive outdoor space, or walking along the creek-side paths, this home delivers a lifestyle that's truly hard to beat.

Don't miss your opportunity to own this one-of-a-kind property with unbeatable views, privacy, and location in the heart of Cochrane!

Built in 1980

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2238847    |
| Price          | \$875,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,734       |
| Acres          | 0.27        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 46 Castle Place S |
| Subdivision | Glenbow           |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 1G4           |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

### Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Skylight(s), Storage                             |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                       |
| Cooling           | None                                             |
| Fireplace         | Yes                                              |
| # of Fireplaces   | 2                                                |
| Fireplaces        | Gas, Wood Burning                                |
| Has Basement      | Yes                                              |
| Basement          | Finished, Full                                   |

### Exterior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                                              |
| Lot Description   | Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Many Trees, No Neighbours Behind, Pie Shaped Lot, Creek/River/Stream/Pond |
| Roof              | Asphalt Shingle                                                                                                                           |
| Construction      | Concrete, Stucco, Wood Frame                                                                                                              |
| Foundation        | Poured Concrete                                                                                                                           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 12th, 2025 |
| Days on Market | 41              |
| Zoning         | R-LD            |

### Listing Details

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

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