

# \$609,000 - 11 Glenport Road, Cochrane

MLS® #A2251847

**\$609,000**

5 Bedroom, 3.00 Bathroom, 1,310 sqft

Residential on 0.12 Acres

Glenbow, Cochrane, Alberta

Your invited to our open house this Saturday August 30th from 11 am to 2 pm at 11 Glenport Road, a beautifully updated family home 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.

Built in 1980



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2251847    |
| Price          | \$609,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,310       |
| Acres          | 0.12        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 11 Glenport Road  |
| Subdivision | Glenbow           |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C1G8            |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks, Walk-In Closet(s)                                                                             |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                    |
| Cooling           | None                                                                                                       |
| Fireplace         | Yes                                                                                                        |
| # of Fireplaces   | 2                                                                                                          |
| Fireplaces        | Gas, Wood Burning                                                                                          |
| Has Basement      | Yes                                                                                                        |
| Basement          | Finished, Full                                                                                             |

**Exterior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Balcony                                                         |
| Lot Description   | Back Yard, Front Yard, Landscaped, See Remarks, Street Lighting |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Brick, Metal Siding                                             |
| Foundation        | Poured Concrete                                                 |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 2                 |
| Zoning         | R-LD              |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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