

6 Castle Place Cochrane, Alberta

MLS # A2223284



\$649,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Glenbow | | |
| Type: | Residential/House | | |
| Style: | 3 Level Split | | |
| Size: | 1,820 sq.ft. | Age: | 1987 (38 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Aggregate, Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Garden, Landscaped, Private, Rectangular Lot, Street | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-LD |
| Foundation: | Wood | Utilities: | - |
| Features: | Central Vacuum, High Ceilings, Jetted Tub, Open Floorplan, Quartz Counters, Skylight(s), Soaking Tub, Storage | | |

Inclusions: All Attached Wall Shelves in House and Garage, Hot Tub, Pergola over the Hot Tub, Pellet Stove (AS-IS), Wardrobe & Cabinet in Basement, Desk and Cabinets in Utility Room.

Impeccable living in an ideal location- Nestled in a peaceful pocket of Glenbow, one of Cochrane's most beloved communities, this lovely home offers the perfect balance of tranquility and accessibility. Enjoy the serenity of a quiet neighbourhood retreat while being just moments away from Cochrane's shops, restaurants, entertainment, and everyday amenities. As you approach, the charming front porch invites you in, setting the tone for the warmth and character found throughout. Step inside to be greeted by soaring ceilings and skylights that flood the space with natural light. The updated flooring and open-concept layout seamlessly connect the front sitting room, dining area, kitchen and the breakfast nook—perfect for everyday living and entertaining! The beautifully updated kitchen is the heart of the home, featuring quartz countertops, high-gloss cabinetry, a gas stove, and a Samsung smart fridge—blending function and modern luxury. Step outside from the kitchen to your private garden oasis—a peaceful backyard sanctuary ideal for your morning coffee or unwinding at the end of the day. Surrounded by mature greenery and birdsong, it's a tranquil extension of your indoor living space. Upstairs, the spacious primary bedroom is a true retreat, with a spa-inspired tub and a beautifully updated ensuite bathroom for your ultimate comfort. Two additional bedrooms and a renovated main 4-piece bathroom, provides fresh and modern finishes the whole family will appreciate. The lower level is designed for connection and comfort, where a cozy wood burning fireplace becomes the centerpiece of your family room. French doors lead you to the hot tub jacuzzi, creating a seamless indoor-outdoor flow for year-round enjoyment. The basement offers additional flexible living space—perfect for guests, recreation, or a home

office—whatever your lifestyle requires. Additional highlights include an attached double garage, an exposed aggregate front driveway, updated bathrooms throughout, and direct access to Cochrane’s extensive trail system—perfect for exploring the natural beauty that surrounds you. All of this, within walking distance to schools, parks, and historic downtown Cochrane. Book your private showing today and experience the lifestyle this Glenbow gem has to offer!