

69 Gleneagles Close
Cochrane, Alberta

MLS # A2242980

\$850,000

Division:	GlenEagles		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,931 sq.ft.	Age:	1996 (29 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Garden,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Granite Counters, Jetted Tub, Kitchen Island, Natural Woodwork, Pantry, Storage, Wired for Sound		
Inclusions:	Shed, Hot Tub (negotiable), Viking Chest Freezer, Natural Gas BBQ		

Welcome to this stunning custom-built Beattie home in Gleneagles — where lifestyle meets location. With a West facing Yard, Backing directly onto a quiet playground and lush green space, this fully developed 5-bedroom, 3.5-bathroom home is designed for families who love to live, play, and entertain. Plus those magical sunsets and mountain views! The main floor boasts a gorgeous renovation with a gourmet Viking Professional gas range, Built-in Oven and Microwave, extended kitchen, new fireplace, rich flooring, and a spacious family room that soaks in views of the park. Don't forget the stunning Hunter Douglas window coverings! A formal dining and living area add elegance, while built-in speakers throughout the home create the perfect vibe for any occasion. New Baseboards and Interior Paint (2025) Retreat upstairs to your expansive primary suite with a private sitting area and mountain views. The basement features a massive rec room, games area, and 2 additional bedrooms (currently used as an and office and music room)— including a newly renovated bathroom. (2025) Enjoy summers relaxing outside, host BBQs on the deck with natural gas hookup, and admire your beautifully landscaped terraced backyard with a barn-style Stucco shed and container garden. Open the back gate directly onto Wearmouth Park for kids or grandkids! Major upgrades include new triple-glazed windows & doors (2023)with transferrable warranty!, high-efficiency furnace (2022), elastomeric exterior paint (2023), new insulated garage door, and more. Hot tub refurbished July 2025! All of this steps from The Great Trail — 40+ kms of biking and walking bliss. This one checks all the boxes!