

**18 Gleneagles View  
Cochrane, Alberta**

**MLS # A2291305**



**\$720,000**

<b>Division:</b>	GlenEagles		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,811 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, On Street		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped,		

<b>Heating:</b>	Central, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	1-26-4-W5
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Stand Up Freezer, 2 Garden Box		

\*\*\*OPEN HOUSE Saturday March 28th 12-4PM\*\*\* Welcome to this BEAUTIFUL HOME offering OVER 2000 sq. ft of finished living space and FIVE bedrooms, perfectly located in the sought after community of Gleneagles. Backing directly onto the FAIRWAYS OF THE GLENEAGLES GOLF COURSE. This property offers peaceful views, and a backyard retreat surrounded by beautifully landscaped grounds and no neighbours directly behind you. Step inside to a grand entrance with soaring VAULTED ceilings, creating an immediate sense of space and allowing an abundance of natural light to fill the home. The main floor features a formal living room and dining area perfect for entertaining family and friends. Towards the back of the home, you'll find a warm and inviting family room with a beautiful FIREPLACE, seamlessly connected to the kitchen. The kitchen features NEW STAINLESS STEEL APPLIANCES, ample storage and a convenient built-in desk space. The cozy kitchen nook offers the perfect vantage point to enjoy your morning coffee/tea while overlooking the meticulously maintained backyard oasis, featuring mature trees, garden boxes and a cozy fire pit seating area to enjoy those relaxing evenings. Upstairs the primary bedroom features a walk-in closet and a 5 piece ensuite bathroom along with two more spacious bedrooms and a full bathroom. From the second level. you can even enjoy the Breathtaking MOUNTAIN VIEWS. The Lower level offers a large sound proofed bedroom plus a newly upgraded 2nd bedroom/office space. Recent Upgrades include - a NEW ROOF (4 years), Hot Water Tank (3 years), Stainless Steel Appliances including washer/dryer (3 years), fireplace (1 year). Gleneagles offers quick access to Calgary while maintaining the quiet scenic charm that Cochrane is known for. Residents enjoy access to the towns extensive pathway

system, with GLENBOW RANCH Provincial Park just minutes away, featuring breathtaking biking and walking trails overlooking the Bow River. Privacy and Tranquility await. Book your showing today and let this exceptional property speak for itself.