

16 Gleneagles View Cochrane, Alberta

MLS # A2227131



\$795,000

Division:	GlenEagles		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,234 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Greenbelt, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry		

Inclusions: n/a

Updated 2-Storey home backing onto the 10th Fairway of the Links at GlenEagles Golf Course + stunning MOUNTAIN VIEW from the 2nd floor Bonus Room & Balcony + front Living Room. Boasting over 3,200+ sqft of developed SQFT this home is great for entertaining with hardwood floors throughout main floor, updated white kitchen, newer Stainless Steel Appliances (2020) + Gas Range, walk-in pantry opens to breakfast nook & family room with cozy gas fireplace. Bright and inviting formal dining room + living room with VIEW of the ROCKIES + powder room & laundry with newer washer & dryer (2020) complete the main level. Upstairs is highlighted by an elegant primary bedroom with walk-in closet, 4 pc ensuite w/ SOAKER tub + make-up desk. 2 additional good sized bedrooms + 4 pc bath, BONUS ROOM with BALCONY & PANORAMIC VIEW of the MOUNTAINS! Professionally finished lower level with 4th bedroom or den/gym, rec & lounge area + great room. Additional upgrades and features include: AIR CONDITIONING, newer ROOF (2011), roughed-in central vac + PRIVACY backing onto GOLF COURSE. Quiet neighborhood with great access to Calgary, the ROCKIES & Cochrane. Walking distance to Glenbow Ranch Provincial Park with over 25 km of trails at your doorstep. Exceptional Value!