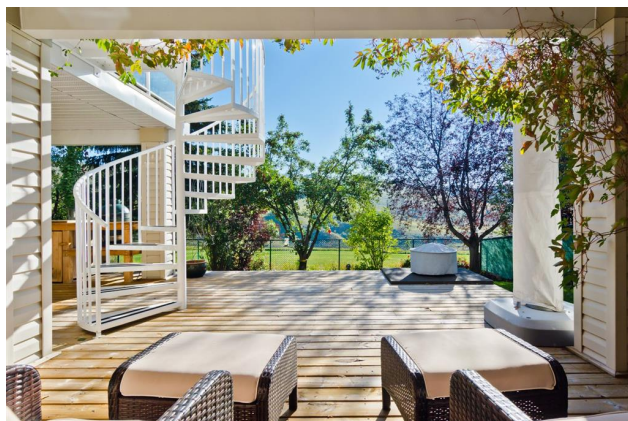


97 GLENEAGLES Terrace, Cochrane T4C 1W5

MLS®#: **A2117057** Area: **GlenEagles** Listing Date: **04/11/24** List Price: **\$875,000**
 Status: **Pending** County: **Rocky View County** Change: **-\$13k, 15-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2001**
 Lot Information
 Lot Sz Ar: **6,206 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,127**
 Low Sqft:
 Ttl Sqft: **2,127**

DOM

38
 Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Few Trees,Greenbelt,No Neighbours Behind,Irregular Lot,Landscaped,Level,Street Lighting,On Golf Course,See Remarks

Park Feat:

Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Fire Pit,Garden,Private Entrance,Rain Barrel/Cistern(s),Storage**

Construction: **Stone**
 Flooring: **Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Breakfast Bar,High Ceilings,No Smoking Home,Pantry,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`11" x 11`6"	Dining Room	Main	12`11" x 7`11"
Living Room	Main	14`5" x 13`4"	Library	Main	13`11" x 9`11"
Family Room	Lower	15`5" x 14`8"	Game Room	Lower	17`5" x 14`6"
Laundry	Main	10`8" x 6`5"	Furnace/Utility Room	Lower	11`10" x 8`3"
Other	Lower	29`8" x 21`5"	Balcony	Main	28`11" x 15`8"
Covered Porch	Main	12`11" x 11`11"	Bedroom - Primary	Upper	16`11" x 11`9"
Bedroom	Upper	13`11" x 12`11"	Bedroom	Upper	14`9" x 13`2"

Bedroom
4pc Bathroom
5pc Ensuite bath

Lower
Lower
Upper

11`1" x 9`3"
7`11" x 4`11"
11`7" x 9`11"

2pc Bathroom
4pc Ensuite bath

Main
Upper

4`11" x 4`9"
12`9" x 6`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-LD
9913127

Remarks

Pub Rmks:

Nestled on the prestigious East side of Gleneagles fronting green space , and backing onto the Golf Course, this updated residence is a refreshing new opportunity. Offering unparalleled vistas of the golf course at your doorstep and the majestic mountains as your backdrop, it's a lavish retreat for those who seek the ultimate in both relaxation and leisure. This two storey walk out exudes extravagance, featuring expansive entertainment spaces, an upper-level primary bedroom with ensuite, walk in closet, two additional guest bedrooms ensued too. A contemporary kitchen, bathed in natural light, beckons with its roaring three-sided fireplace with window walls of glass. Step outside onto the upper balcony to indulge in sweeping views or descend to the lower walkout terrace, an oasis for year-round outdoor relaxation. The surrounding golf course, a golfer's dream, invites you to embrace the sport amidst the serenity of the mountains. Every detail, from the covered BBQ entertainment centre to lush gardens, trees situated on a child-safe backyard, exemplifies luxury living with outdoor entertainment in mind. This residence doesn't just promise a home; it promises a lifestyle. With golf at your doorstep, mountain views at your beck and call, and the finest in traditional finishing, this property defines the epitome of recreational living. This walkout lower level, property boasts a guest bedroom, bath, recreation room, a fully equipped sports bar, out to a sun-drenched patio with BBQ centre and green space beyond! This isn't just a home well kept with newer shingles, fresh paint and many more upgrades, it is a lifestyle dedicated to leisure and fun.

Inclusions:
Property Listed By:

BBQ Station & two Green Eggs, Awning, Shed, Blinds, Rain Barrels x4 , Dresser in Bedroom, 3 Pots along the Driveway, BBQ on upper balcony, eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



