



THE
A-TEAM

**RE/MAX
FIRST**

85 GLENEAGLES Terrace, Cochrane T4C 1W5

MLS®#: **A2147617**

Area: **GlenEagles**

Listing Date: **07/25/24**

List Price: **\$929,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$21k, 05-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2000**

Finished Floor Area

Abv Sqft: **1,341**

Low Sqft:

Ttl Sqft: **1,341**

DOM

53

Layout

Beds: **3 (1 2)**

Baths: **2.5 (2 1)**

Style: **Bungalow**

Lot Information

Lot Sz Ar: **6,268 sqft**

Lot Shape:

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Backs on to Park/Green Space,Cul-De-Sac,Dog Run Fenced In,Fruit Trees/Shrub(s),Lawn,Garden,No Neighbours Behind,Landscaped,Street Lighting,On Golf Course,Yard Lights,Private,Rectangular Lot,Treed Double Garage Attached

Park Feat:

Utilities and Features

Roof: **Shake,Wood**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line,Dog Run,Garden,Lighting,Other,Private Yard,Rain Barrel/Cistern(s),Storage**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Hardwood,Linoleum,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**

Int Feat: **Built-in Features,Chandelier,Closet Organizers,French Door,High Ceilings,Kitchen Island,Natural Woodwork,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Main	10`3" x 14`6"
Family Room	Basement	24`4" x 24`0"
Furnace/Utility Room	Basement	15`0" x 14`8"
Breakfast Nook	Main	12`7" x 9`5"
Kitchen	Main	12`7" x 14`2"
Living Room	Main	15`3" x 15`7"
Bedroom - Primary	Main	13`1" x 13`3"
Bedroom	Basement	12`3" x 15`3"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Basement	5`0" x 8`0"
Wine Cellar	Basement	6`8" x 6`7"
2pc Bathroom	Main	5`0" x 5`0"
Dining Room	Main	8`11" x 11`4"
Laundry	Main	9`3" x 7`5"
Office	Main	9`0" x 10`1"
Bedroom	Basement	14`4" x 22`0"

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 9913127
 Zoning: R-LD

Remarks

Pub Rmks: Homes like this don't come often... it is gorgeous upstairs, downstairs and outside! This walk-out bungalow backs onto the golf course and has panoramic valley views! This modern farm house home has gone through a complete transformation from by a designer. Upstairs features an amazing large kitchen with a huge island, s beautiful apron sink and breakfast nook with patio door to the raised deck. The cozy living room features a 3 way fireplace and large windoes to enjoy the valley views. There is a formal dining room with a beautiful chandelier and an office/den with french doors for pivacy. The primary bedroom features another patio door to the raised deck and an dream ensuite with soaker tub and separate shower and a walk-in closet. The engineered oak floors give the home warmth and they continue thoroughout the main floor, stairs and into the walk-out basement with heated floors. Downstairs there are two massive bedrooms, and a huge family room too! There is plenty of storgage including a temperature control storage room under the stairs for the wine-lovers! The home itself is enough to check off all the boxes but wait until you really appreciate everything this lot placement, landscaping and outdoor spaces have to offer... Even though the lot backs onto the golf course it is extremely private with a combination of elevation and trees (there is an apple, pear and cherry tree among others) There are beautiful gardens in the front and the back, a covered lower patio, a fire pit, a dog run and a front porch too. The rasied deck has a gas line for the BBQ for you to enjoy the uninterrupted panoramic views. Do not miss out on this spectaculat property. Call your favorite REALTOR today before you are too late.

Inclusions: n/a
 Property Listed By: RE/MAX Real Estate (Central)

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