



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**68 GLENSUMMIT Close, Cochrane T4C 2K1**

MLS®#: **A2148278** Area: **GlenEagles** Listing **07/11/24** List Price: **\$669,900**  
 Status: **Active** County: **Rocky View County** Change: **-\$30k, 22-Jul** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane** Finished Floor Area  
 Year Built: **2006** Abv Sqft: **1,791**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **4,158 sqft** Ttl Sqft: **1,791**  
 Lot Shape:

DOM

**67**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees,Lawn,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Cedar Shake** Construction:  
 Heating: **Forced Air** **Stone,Vinyl Siding**  
 Sewer: Flooring:  
 Ext Feat: **Other** **Carpet,Hardwood,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Gas Cooktop,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Granite Counters,Kitchen Island,Pantry,Soaking Tub,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`7" x 12`4"	Kitchen	Main	14`7" x 19`7"
Nook	Main	10`11" x 8`5"	Bedroom - Primary	Upper	10`10" x 13`4"
Bedroom	Upper	10`3" x 9`5"	Bedroom	Upper	10`0" x 8`11"
Bonus Room	Upper	15`9" x 12`3"	Laundry	Lower	8`10" x 4`10"
Game Room	Lower	21`0" x 21`0"	2pc Bathroom	Main	
4pc Bathroom	Upper		4pc Ensuite bath	Upper	

Legal/Tax/Financial

Condo Fee:  
**\$110**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R-MX**

Legal Desc: **0312496**

Remarks

Pub Rmks: **Welcome to this exquisite 3 bed, 2.5 bath home boasting over 2000 sqft of living space, the perfect blend of charm and thoughtful design! From the moment you step inside, you'll be captivated by the attention to detail. The heart of the home, the kitchen, features granite countertops, stainless steel appliances, and a gas cook top. The walk-through pantry ensures ample storage, while the ceiling-height cabinetry adds an elegant touch and maximizes space. The island, with raised breakfast bar seating, becomes a natural gathering spot for family and friends, making both casual meals and entertaining a breeze. Adjacent to the kitchen, the eating nook is bathed in natural light from bright windows, offering a cheerful space to enjoy meals. This area seamlessly connects to the back deck, where steps lead down to the beautifully landscaped backyard, creating a harmonious flow between indoor and outdoor living. The living room exudes warmth and comfort, centred around a gas fireplace with a mantle and tile surround, perfect for cozy evenings. Upstairs, the primary bedroom is a private retreat, featuring a luxurious 4-piece ensuite with a corner soaking tub and a free-standing shower, complemented by a spacious walk-in closet. This sanctuary offers a perfect balance of relaxation and practicality. The upper level further boasts a versatile bonus room, meticulously designed with custom built-ins, creating an ideal home office space that seamlessly combines functionality with style. Two additional bedrooms and a 4pc bathroom complete this upper level. Descending to the basement, you'll discover a large rec room that offers endless possibilities for customization, whether you envision a home theater, gym, or playroom. The lower-level laundry room adds convenience and efficiency to your daily routines. Pride of ownership is seen throughout this beautifully maintained home.**

Inclusions: **Microwave/Wall Oven Combo, Drapes & Curtain Rods**  
Property Listed By: **RE/MAX First**

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