



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2149927**      Area: **GlenEagles**      Listing Date: **07/16/24**      List Price: **\$749,900**  
 Status: **Active**      County: **Rocky View County**      Change: **-\$20k, 01-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**      Finished Floor Area  
 Year Built: **2004**      Abv Sqft: **2,084**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **4,660 sqft**      Ttl Sqft: **2,084**  
 Lot Shape:

DOM

**62**  
Layout  
 Beds: **3 (3 )**  
 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,Lawn,No Neighbours Behind,Landscaped,Street Lighting,Views**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Shake**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,Playground,Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Washer,Window Coverings**  
 Int Feat: **Bar,Breakfast Bar,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`10" x 2`6"	Breakfast Nook	Main	8`2" x 6`1"
Dining Room	Main	9`1" x 11`2"	Foyer	Main	9`7" x 7`4"
Kitchen	Main	16`5" x 16`11"	Laundry	Main	6`5" x 13`9"
Living Room	Main	10`5" x 12`10"	4pc Bathroom	Upper	8`11" x 5`1"
4pc Ensuite bath	Upper	9`3" x 11`3"	Bedroom	Upper	12`4" x 10`9"
Bedroom	Upper	8`10" x 15`11"	Family Room	Upper	18`10" x 15`2"
Bedroom - Primary	Upper	14`1" x 13`7"	Walk-In Closet	Upper	4`6" x 7`11"
3pc Bathroom	Lower	8`11" x 7`1"	Den	Lower	13`3" x 11`5"
Game Room	Lower	25`6" x 19`2"	Furnace/Utility Room	Lower	11`7" x 11`0"

Condo Fee:  
**\$110**

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

Zoning:  
**R-MX**

Legal Desc: **0312496**

Remarks

Pub Rmks: **Aptly named, Glensummit is perched atop the hill towering above Cochrane, providing sweeping views in every direction. Overlooking the outer ridge, this sunny Southeast rear facing home has panoramic ravine views from all levels and a view of the majestic Rocky Mountains from the bonus room & primary bedroom and outdoor living spaces. Located with convenient access to Highway 1A, you won't fight traffic getting out of town, offering a 35 minute commute to downtown Calgary. Enter this functional layout greeted by high ceilings open to above creating a feeling of spaciousness . The main floor offers the convenience of a flex space that can be used as a home office or dining room, which flows beautifully into an open living space, dining nook, and kitchen. Designed with functional everyday living in mind, organization is easy with a roomy walk-through pantry which leads to a spacious back entrance with laundry and sink, and the fully finished heated garage. The ideal top floor layout provides a sizeable primary bedroom which hosts a walk-in closet and four-piece ensuite with soaker tub. In addition to the three bedrooms, the upper level offers a large bonus room with vaulted ceilings, providing the perfect space for a Family TV room or an additional living space. The bright and sunny lower level walks out to the back yard, and features a kitchenette, perfect for canning, extra cooking and food storage or craft/hobby space. This also provides the opportunity for a live in nanny , rental opportunity, or a private living space for an independent family member. Step out onto the low maintenance professionally landscaped backyard, with ample space for patio furniture, a fire table, and a gazebo or pergola. Enjoy miles of pathway just outside your door, and take advantage of the surrounding nature with easy access to Glenbow Provincial Park. Perfect for families, the kids will enjoy making new friends at the playground across the street in this vibrant family-friendly cove of the community. Play a round of golf at the Links of Gleneagles just down the street or enjoy dining at the club house. Alternative transportation is easy with both a School bus and a COLT (Cochrane's own on-demand transit) stop right outside the front door.**

Inclusions: **None**  
Property Listed By: **The Real Estate District**

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