



THE A-TEAM

RE/MAX FIRST

40 GLENEAGLES VIEW , Cochrane T4C 1P1

MLS@#: A2152538 Area: GlenEagles Listing Date: 07/25/24 List Price: \$976,500
Status: Active County: Rocky View County Change: +\$2k, 15-Aug Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Cochrane
Year Built: 1997
Finished Floor Area: 6,662 sqft
Abv Sqft: 2,118
Low Sqft: 2,118
Ttl Sqft: 2,118

DOM

53
Layout
Beds: 5 (3 2)
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,Garden,Greenbelt,No Neighbours Behind,Landscaped,Many Trees,Street Lighting,Underground Sprinklers,On Golf Course,Private,Views
Park Feat: Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,See Remarks,Side By Side

Utilities and Features

Roof: Asphalt Shingle
Heating: In Floor,Fireplace(s),Forced Air
Sewer:
Ext Feat: BBQ gas line,Garden,Private Yard
Construction: Vinyl Siding,Wood Frame
Flooring: Carpet,Ceramic Tile,Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Convection Oven,Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings
Int Feat: Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Dining Room, Laundry, Living Room, 3pc Bathroom, Bedroom with their respective levels and dimensions.

Bedroom - Primary
Bedroom
Game Room
Furnace/Utility Room

Upper
Lower
Lower
Lower

16`3" x 14`11"
12`7" x 13`0"
14`7" x 22`2"
2`7" x 3`4"

3pc Bathroom
Bedroom
Furnace/Utility Room
Walk-In Closet

Lower
Lower
Lower
Lower

8`3" x 9`0"
11`8" x 13`3"
13`7" x 11`0"
9`4" x 5`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9611041

Zoning:
R-LD

Remarks

Pub Rmks: **This stunning home has been beautifully updated with not a space overlooked. Recent, professional, high-end updates include kitchen by Hacker, built in Germany. New, high end appliances including induction oven and dual door refrigerator. Attractive wood hood fan, quartz water-fall island & back splash with pantry, built-in/pullout storage and an abundance of cabinets. A spa-like custom ensuite complete with in-floor heat, Terrazzo tile on the floors & Kit Kat tile on the mirrored wall and separate soaker tub and shower. All other bathrooms beautifully updated with in-floor heat, updated laundry space, lighting, ceiling texture, all rear facing windows replaced, 50 year life Malarkey Legacy shingles, hot water tank, epoxy garage floor, gemstone exterior lighting and more. Enter the home greeted by solid walnut flooring throughout the main floor and soaring ceilings open to above, showcasing this beautifully laid out floor-plan illuminated by an abundance of natural light. The main floor is elevated with a breathtaking open-to-above, modern, professionally updated staircase which not only looks stunning but defines the space and creates areas of privacy throughout. The neutral colour palette and clean lines throughout the home provide a beautiful and comfortable aesthetic evoking feelings of warmth while remaining modern and stylish. Work from home in your very own bright and sunny home office by day and sit back in the evening and enjoy your favourite movie in the super cozy family room located in the lower level. Full, double garage fits two vehicles comfortably. Customize your home with permanent exterior lights; endless colours & patterns for all-year ambiance. This beautiful home sits on a meticulously maintained, private lot backing the 10th fairway on the links of Gleneagles where maintenance is a breeze with an app controlled smart irrigation system. Enjoy the serenity of your own personal oasis in the lush sanctuary of the backyard complete with a spacious tiered deck and louvered privacy fence. The kids will easily make new friends at the kiddie parks/playgrounds that Gleneagles has to offer nearby. Enjoy the miles of pathway just outside your door and quick, walking access to Glenbow Ranch Provincial Park. Play a round of golf at the Links of Gleneagles just a 5-minute walk away or enjoy dinner at the club house taking in the stunning mountain views. School buses and COLT, Cochrane's own on-demand transit, stop nearby. Quick access to the city, with only a 30-minute commute to downtown Calgary.**

Inclusions: **N/A**
Property Listed By: **The Real Estate District**

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