



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**81 GLENEAGLES Close, Cochrane T4C 1N7**

MLS®#: **A2158974** Area: **GlenEagles** Listing Date: **08/22/24** List Price: **\$949,900**  
 Status: **Active** County: **Rocky View County** Change: **-\$29k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **1995**  
Lot Information  
 Lot Sz Ar: **6,299 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,976**  
 Low Sqft:  
 Ttl Sqft: **1,976**

DOM

**27**  
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,Garden,Landscaped,Many Trees,On Golf Course,Views**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Garden**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Humidifier,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 5`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>15`9" x 14`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>19`4" x 17`1"</b>	<b>Laundry</b>	<b>Main</b>	<b>9`6" x 9`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`2" x 13`10"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>9`8" x 5`0"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>9`8" x 11`8"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`9" x 13`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`4" x 11`7"</b>	<b>Bedroom</b>	<b>Second</b>	<b>13`1" x 13`9"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>11`11" x 6`1"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>15`1" x 13`11"</b>
<b>Game Room</b>	<b>Lower</b>	<b>26`5" x 22`6"</b>	<b>Storage</b>	<b>Lower</b>	<b>18`11" x 7`10"</b>

**Furnace/Utility Room**

**Lower**

**10`2" x 9`1"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**9411342**

Zoning:

**R-LD**

Remarks

Pub Rmks:

**Welcome to this extensively RENOVATED and AIR CONDITIONED family friendly HOME in coveted GlenEagles! This immaculate 2-story residence offers a perfect blend of elegance & functionality -- step inside to discover a spacious entry w/large closet, gorgeous HARDWOOD floors, a large dining area, a beautifully & totally renovated kitchen w/ all quartz counters, 2-toned cabinets, a massive island that comfortably seats 6 and that becomes the focal point—a gathering spot for family and friends, a full suite of stainless appliances including a gas stove, a window over the sink AND a corner pantry that ensures ample storage. The spacious living/great room features a gas fireplace, HUGE windows that allow natural light to flood the space, and that frame views of the WEST backyard and the MOUNTAINS. The connection to the outdoors is further emphasized by access to the back patio, complete with a convenient gas line for seamless outdoor grilling experiences and a fully fenced & landscaped yard - a serene retreat w/tons of space for gatherings & relaxation and direct access to walking paths and the playground!! The laundry room (that could easily convert to a main floor office), discreet powder room, and a large fully finished mudroom completes the main floor and leads to an oversized fully finished garage (w/roughed-in heat)! Upstairs are 3 spacious bedrooms, with the primary suite boasting awesome views and a 5-piece ensuite w/ a corner jetted tub (inviting you to unwind), a standalone shower, & dual vanity sinks. The walk-in closet ensures ample storage space. The lower level has been professionally finished and features a HUGE recreation room, a large 4th bedroom and a full bathroom complete w/stone accents! ALL PolyB plumbing expertly removed & replaced, ensuring quality and reliability, and the home has been meticulously maintained and cared for.**

Inclusions:

Property Listed By:

**Mirror in dining room**

**RE/MAX Real Estate (Mountain View)**

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











