



THE
A-TEAM

**RE/MAX
FIRST**

67 GLENSUMMIT Close, Cochrane T4C 2K1

MLS® #: **A2163423** Area: **GlenEagles** Listing Date: **09/05/24** List Price: **\$639,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **3,964 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,686**
 Low Sqft:
 Ttl Sqft: **1,686**

DOM

14
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,Backs on to Park/Green Space,No Neighbours Behind,Many Trees,Pasture,Rectangular Lot,Secluded,Treed**

Park Feat:

Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front

Utilities and Features

Roof: **Pine Shake**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,Laminate Counters,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`11" x 14`0"	Kitchen	Main	11`11" x 14`0"
Dining Room	Main	11`11" x 5`0"	Laundry	Main	9`0" x 9`11"
2pc Bathroom	Main		4pc Bathroom	Upper	
Bedroom - Primary	Upper	12`7" x 13`4"	4pc Ensuite bath	Upper	
Bedroom	Upper	11`11" x 9`6"	Bedroom	Upper	11`5" x 9`6"

**Bonus Room
Game Room**

**Lower
Lower**

**13`11" x 13`7"
14`4" x 14`11"**

**3pc Bathroom
Bedroom**
Legal/Tax/Financial

**Lower
Lower**

12`11" x 12`10"

Condo Fee:
\$110

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-MX

Legal Desc: **0312496**

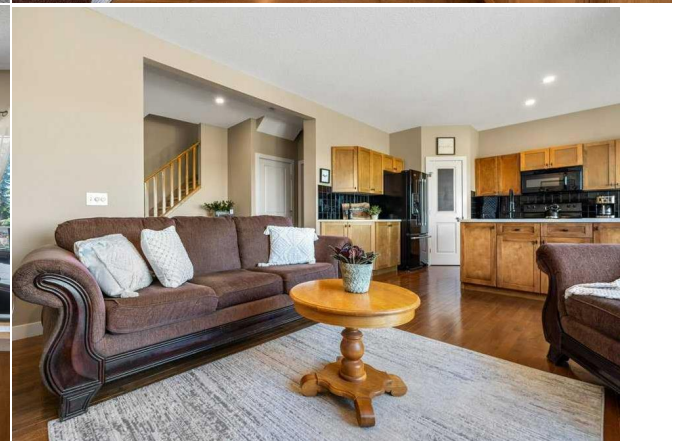
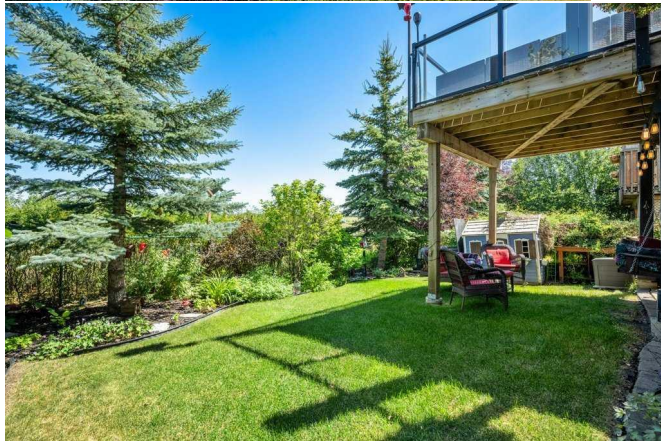
Remarks

Pub Rmks: **Backing onto breathtaking views of the RAVINE and rolling hills of the BOW VALLEY VIEWS with NO NEIGHBOURS behind you except for the odd flock of sheep! The SUMMIT OF GLENEAGLES is a private, quaint, and quiet community OVERLOOKING THE ROLLING HILLS OF COCHRANE offering the peace and tranquility of country living yet conveniently close to both downtown Cochrane and Calgary for the needs of your busy day. With almost 2400SQ FT of LIVING SPACE, this FULLY DEVELOPED WALKOUT 2 STOREY provides amazing VIEWS on all 3 LEVELS. Fantastic curb appeal with a LOW MAINTENANCE front yard and front porch & patio to enjoy the west sunsets. The bright SPACIOUS FOYER immediately opens with 9FT CEILINGS, fabulous HARDWOOD FLOORING through the main floor and PICTURE WINDOWS that FRAME THE GREEN LANDSCAPE surrounding the property. The generous living room with a PANORAMIC picture window and cozy GAS FIREPLACE is an inviting and relaxing space to unwind. The well designed kitchen is the heart of the home and offers a large KITCHEN ISLAND, plenty of COUNTER SPACE, RICH MAPLE CABINETS and a CORNER PANTRY. The adjacent dining area has another PICTURE WINDOW overlooking the yard & VALLEY and is the perfect place to enjoy family gatherings. From here, a door leads to an OVERSIZED RAISED DECK where the beautiful sunrises and the BOW RIVER VALLEY VIEWS can be admired. This well thought out layout, also features a combination laundry/mudroom (that leads to a SPACIOUS GARAGE) and a 2 piece powder room on the main floor. The OPEN WOOD RAILING stairwell leads to a split landing with a GENEROUS & BRIGHT BONUS ROOM with SOARING VAULTED CEILINGS to the left, and a SEPARATE WING to bedrooms on the right. The KING-SIZED PRIMARY SUITE continues with the VIEWS and OPEN SKIES overlooking the VALLEY complete with a large ensuite bath, a walk-in shower, a separate soaker tub and a large walk-in closet. 2 more bedrooms, one overlooking valley and a 4 piece main bathroom completes the wing. The lower level is a FULLY FINISHED WALKOUT, with a bright recreational area and oversized 4th BEDROOM with picture window & there is a SEPARATE ENTRANCE overlooking the FABULOUS TREED and LANDSCAPED BACKYARD. There is also a bright 3 piece bathroom and storage areas that could offer well situated space for an additional laundry area if needed. The PRIVATE and BEAUTIFULLY LANDSCAPED backyard complete with a garden swing and playhouse is a fantastic space for relaxing, play, or evening fires while taking in the serene, scenic surroundings. The private neighbourhood offers a GREENBELT PATHWAY, PARK and PLAYGROUND. GLENEAGLES GOLF COURSE is accessible just down the street. You can easily access the surrounding area, including the GLENBOW RANCH PROVINCIAL PARK a FEW KM AWAY. From here its a quick access to the MOUNTAINS and nearby GHOST LAKE. This is the very best of both worlds!**

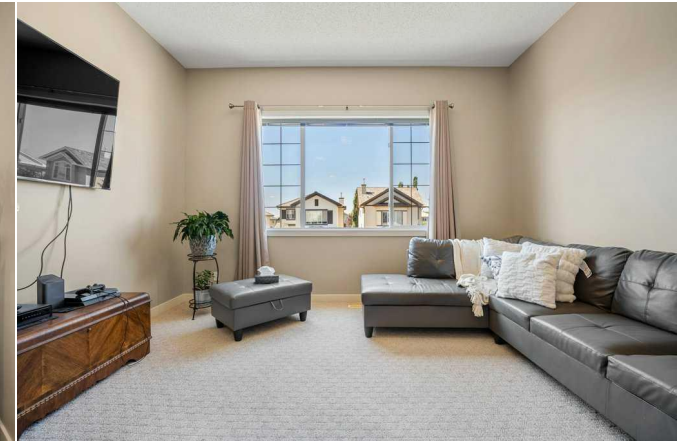
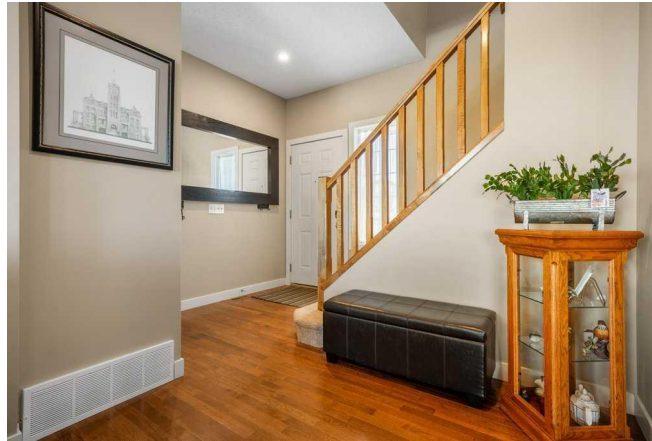
Inclusions: **Playhouse, Post Birdhouses (2), Patio privacy screens - all included. Stand up freezer, refrigerator, electric stove - all in basement, all negotiable**

Property Listed By: **RE/MAX First**

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











67 Glensummit Close, Cochrane, AB

Main Floor Exterior Area 162.89 sq ft
Interior Area 675.95 sq ft
Excluded Area 429.23 sq ft



PREPARED: 2024/06/02



White regions are excluded from total floor area in JAVICE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

67 Glensummit Close, Cochrane, AB

1st Floor Exterior Area 162.77 sq ft
Interior Area 853.67 sq ft



PREPARED: 2024/06/02



White regions are excluded from total floor area in JAVICE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

67 Glensummit Close, Cochrane, AB

Basement (Below Grade) Exterior Area 653.34 sq ft
Interior Area 629.39 sq ft



PREPARED: 2024/06/02



While eplans are excluded from total floor area in HOUSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.