



THE
A-TEAM

**RE/MAX
FIRST**

82 GLENEAGLES Close, Cochrane T4C1N7

MLS® #: **A2165039** Area: **GlenEagles** Listing Date: **09/12/24** List Price: **\$795,000**
 Status: **Active** County: **Rocky View County** Change: **-\$45k, 15-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **1996**
Lot Information
 Lot Sz Ar: **6,824 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,505**
 Low Sqft:
 Ttl Sqft: **1,505**

DOM

69
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cleared,Conservation,Few Trees,Front Yard,Lawn,Gentle Sloping,Landscaped,Square Shaped Lot,Street Lighting,Yard Drainage,On Golf Course,Private,Sloped Down,Treed,Views**

Park Feat:

Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Insulated

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas,Wood**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Private Entrance,Rain Gutters,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,Breakfast Bar,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,Soaking Tub,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`10" x 23`6"
Bedroom - Primary	Main	12`2" x 19`9"
2pc Bathroom	Main	6`5" x 5`0"
Office	Main	9`6" x 12`4"
Great Room	Basement	33`6" x 24`2"
Bedroom	Basement	13`6" x 9`3"

Room	Level	Dimensions
Living Room	Main	13`10" x 17`5"
5pc Ensuite bath	Main	10`2" x 13`9"
Dining Room	Main	13`10" x 11`1"
Dinette	Basement	9`5" x 6`1"
Bedroom	Basement	9`2" x 11`6"
4pc Bathroom	Basement	5`1" x 9`5"









