

82 GLENEAGLES Close, Cochrane T4C1N7

09/12/24 MLS®#: A2165039 Area: GlenEagles Listing List Price: **\$795,000**

Status: Active **Rocky View County** Change: County: -\$45k, 15-Nov Association: Fort McMurray



General Information

Prop Type: Sub Type: Detached City/Town:

Year Built: 1996 Lot Information

Lot Sz Ar: Lot Shape:

Date:

Residential

Cochrane Finished Floor Area Abv Saft:

Low Sqft:

6,824 sqft Ttl Sqft:

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

69

Ttl Park: 4 2 Garage Sz:

3 (12)

2.5 (2 1)

Bungalow

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

1,505

1,505

Down, Treed, Views

Park Feat: Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Insulated

Utilities and Features

Roof: **Asphalt Shingle**

Fireplace(s), Forced Air, Natural Gas, Wood Heating:

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`10" x 23`6"	Living Room	Main	13`10" x 17`5"
Bedroom - Primary	Main	12`2" x 19`9"	5pc Ensuite bath	Main	10`2" x 13`9"
2pc Bathroom	Main	6`5" x 5`0"	Dining Room	Main	13`10" x 11`1"
Office	Main	9`6" x 12`4"	Dinette	Basement	9`5" x 6`1"
Great Room	Basement	33`6" x 24`2"	Bedroom	Basement	9`2" x 11`6"
Bedroom	Basement	13`6" x 9`3"	4pc Bathroom	Basement	5`1" x 9`5"

Storage Basement 15`9" x 20`11" Furnace/Utility Room Basement 8`2" x 6`10"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-LD

Legal Desc: **9411342**

Remarks

Pub Rmks:

This meticulously taken care of bungalow is a golfer's paradise with stunning views with a walkout finished basement backing onto Glenegles Golf Course. This home is complete with an open floor plan that is perfect for entertaining and has over sized windows, a skylight and high ceilings that boast so much natural light throughout. The Kitchen is set up perfectly for entertaining with plenty of cabinet and pantry space, granite counter tops with backsplash and a massive island with a raised breakfast bar. The Kitchen opens up to the living-room with oversized windows and a gas fireplace ready to cozy up to and enjoy the views of the Golf course, Bow Valley and the beautiful Rocky Mountains. This home has such a good feel to it like you're surrounded by the best of the great outdoors. The primary bedroom has a luxurious 5-piece ensuite with a soaker tub, an oversized vanity with double sinks, and separate shower. The dining room is spacious enough to host an elegant dinner party or a casual meal with family and friends. Host Sunday brunch from the breakfast nook area and walk out to the beautiful back deck with glass railing to relax and enjoy the oasis. There is a private office if you choose to work from home with a main floor half bath for guests. No need to go downstairs to do laundry as it is on the main floor in the mudroom from the finished attached double garage that is a perfect man cave to work on the next project. The walkout lower level has 9-foot ceilings and in-floor heating throughout with two extra bedrooms and another full bathroom. Cozy up to the wood burning fire place and enjoy the family room that gives you space for everything with a games/movie area and additional space for your exercise equipment. Serve up your guests or family from the wet bar during movie night. This home has a massive utility/storage room for all of the extra circular activities and equipment. Walkout from the patic door into the South facing backyard on 52'X131' and enjoy the gorgeous panoramic views. The backyard pat

Inclusions:
Property Listed By:

NA CIR Realty

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















