



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**82 GLENEAGLES Close, Cochrane T4C1N7**

MLS® #: **A2165039**      Area: **GlenEagles**      Listing Date: **09/12/24**      List Price: **\$875,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      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

**7**  
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
<b>Kitchen</b>	<b>Main</b>	<b>10`10" x 23`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`2" x 19`9"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`5" x 5`0"</b>
<b>Office</b>	<b>Main</b>	<b>9`6" x 12`4"</b>
<b>Great Room</b>	<b>Basement</b>	<b>33`6" x 24`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`6" x 9`3"</b>

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

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 patio door into the South facing backyard on 52'X131' and enjoy the gorgeous panoramic views. The backyard patio area is well maintained and has an easy-care lawn. You can feel the love and care this owner has given this home for the past 22 years. If all this wasn't enough the home is located on a quiet sought after street with low-speed and is close to the park and walking trails. A home like this doesn't come along often so take advantage of this opportunity and book your showing today.**

Inclusions:                      **NA**  
Property Listed By:                      **CIR Realty**

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











