



THE
A-TEAM

**RE/MAX
FIRST**

116 GLENEAGLES Point, Cochrane T4C1P3

MLS® #: **A2167253** Area: **GlenEagles** Listing Date: **09/19/24** List Price: **\$1,099,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **1997**
Lot Information
 Lot Sz Ar: **9,719 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,520**
 Low Sqft:
 Ttl Sqft: **2,520**

DOM

0
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,Cul-De-Sac,No Neighbours Behind,Landscaped,Underground Sprinklers,Pie Shaped Lot

Park Feat:

Double Garage Attached,Driveway,Garage Door Opener,Heated Garage,Insulated,Oversized,Secured,Side By Side,Workshop in Garage

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Covered Courtyard,Storage**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Double Oven,Electric Stove,Garage Control(s),Gas Cooktop,Microwave,Microwave Hood Fan,See Remarks,Washer/Dryer,Water Softener,Window Coverings**

Int Feat: **Built-in Features,Ceiling Fan(s),Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Pantry,See Remarks,Separate Entrance,Smart Home,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	21`3" x 19`0"	Dining Room	Main	14`1" x 9`10"
Living Room	Main	11`5" x 9`11"	Family Room	Main	16`0" x 14`9"
Office	Main	10`1" x 10`1"	Bedroom - Primary	Second	20`1" x 13`11"
Bedroom	Second	11`4" x 10`10"	Bedroom	Second	16`8" x 10`7"
Laundry	Main	10`11" x 7`5"	Kitchen	Basement	14`9" x 10`6"

Living/Dining Room Combination
 Flex Space
 4pc Bathroom
 2pc Bathroom

Basement
 Basement
 Second
 Main

23`1" x 14`9"
 12`10" x 10`7"
 10`10" x 4`11"
 6`0" x 3`3"

Bedroom
 5pc Ensuite bath
 4pc Bathroom
 Furnace/Utility Room

Basement
 Second
 Basement
 Basement

12`5" x 10`9"
 14`9" x 14`4"
 9`6" x 5`0"
 13`6" x 12`3"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **9611041**

Zoning:
R-LD

Remarks

Pub Rmks: ****OPEN HOUSE SAT SEPT 21 11AM TO 330PM** STYLE, QUALITY, and VALUE shine in this remarkable two-storey, 3+1 Bedroom, 3750 sqft walkout, expertly crafted by ALBI Homes and perfectly situated in a peaceful cul-de-sac with breathtaking mountain views. Upon entering the grand foyer, you're greeted by a striking staircase, elegant hardwood flooring, and soaring 20-foot ceilings in the living and dining rooms. The gourmet kitchen is a chef's dream, offering granite countertops, a large island, white cabinetry, 2 built-in ovens, a gas cooktop, stainless steel appliances, and a walk-in pantry. The adjoining breakfast nook leads out to a west-facing deck with glass railing where you can enjoy stunning mountain views. The open-concept great room, complete with a cozy gas fireplace, provides the perfect spot to unwind with family. The private office, featuring built-in bookshelves and double French doors, is currently set up as a salon but could easily serve as a quiet home workspace. The main floor boasts a spacious laundry room and a half bath, conveniently located next to the entrance of the oversized, finished, and heated double attached garage. Upstairs, the expansive primary suite features a luxurious 5-piece ensuite with dual sinks, a soaker tub, a stand-up shower, and an impressive walk-in closet. Two additional queen-sized bedrooms and a 4-piece bathroom complete the upper level. The professionally developed and permitted 1,100 sq ft walkout basement suite (illegal) with 9' ceilings is filled with natural light and offers a 1-bedroom plus flex space layout, making it ideal for a growing family, multi-generational living, or as a valuable mortgage helper. A fantastic kitchen, large living/dining room space, office nook and the den, currently set up as a second bedroom, can easily be transformed into an exercise room, wine cellar, or storage area. Outside, the home is set on a professionally landscaped, private pie lot, featuring mature trees, perennial gardens, and a stunning lower deck with a pergola, a custom crafted 10X10 shed, Jacuzzi hot tub with a new heater and a B-Hyve Smart Outdoor Irrigation System. The heated above-ground pool is optional and can either remain or be removed by the seller. Additional updates include a custom Telus smart home/alarm (just installed) and the central air conditioning, hot water tank and water softener installed in 2020.**

Inclusions:
 Property Listed By: **Above ground pool and gas heater, pump, chlorinator and sand filter
 RE/MAX iRealty Innovations**

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

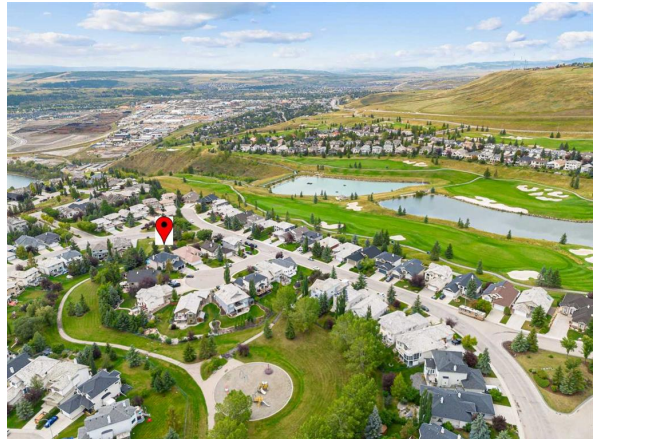












116 Gleneagles Pt, Cochrane AB, 09.10.2024
 Main 1,282.24 sq./ft/ 128.42 m2
 Upper 1,138.01 sq./ft/ 105.72 m2
 RMS Area 2,520.35 sq./ft/ 234.14 m2
 Basement 1,227.95 sq./ft/ 114.08 m2
 Total 3,748.30 sq./ft/ 348.22 m2



