



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**159 GLENEAGLES View, Cochrane T4C 1W2**

MLS®#: **A2170299** Area: **GlenEagles** Listing Date: **10/04/24** List Price: **\$724,900**  
 Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2000**  
Lot Information  
 Lot Sz Ar: **6,286 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,091**  
 Low Sqft:  
 Ttl Sqft: **2,091**

DOM

**47**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.0 (2 2)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,Landscaped,Street Lighting,Views**  
 Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Faces Front,Side By Side**

Utilities and Features

Roof: **Shake**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Playground,Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Range,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**  
 Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Crown Molding,Double Vanity,French Door,Granite Counters,Kitchen Island,No Smoking Home,Pantry,Soaking Tub,Sump Pump(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`9" x 4`11"	Den	Main	15`6" x 14`4"
Eat in Kitchen	Main	15`6" x 19`9"	Laundry	Main	6`4" x 10`7"
Living Room	Main	12`4" x 13`10"	4pc Bathroom	Upper	6`1" x 8`6"
5pc Ensuite bath	Main	9`9" x 11`2"	Bedroom	Upper	14`8" x 13`0"
Bedroom	Upper	12`10" x 15`0"	Bedroom - Primary	Upper	11`9" x 17`2"
Walk-In Closet	Upper	5`6" x 6`7"	2pc Bathroom	Lower	8`10" x 4`9"

**Bedroom**  
**Game Room**

**Lower**  
**Lower**

**9`1" x 13`7"**  
**18`8" x 18`4"**

**Den**  
**Furnace/Utility Room**  
Legal/Tax/Financial

**Lower**  
**Lower**

**10`4" x 14`3"**  
**11`6" x 11`6"**

Title:  
**Fee Simple**  
Legal Desc:

**9812050**

Zoning:  
**R-LD**

Remarks

Pub Rmks:

**If you're looking for your new family home, this is a great find! Located in prestigious Gleneagles with quick access to the city, only a 30-minute commute to downtown Calgary. The kids will easily make new friends at the kiddie park/playground safely located just behind the home and the whole family will enjoy the miles of pathway just outside your door. Family dinners and entertaining will be a joy overlooking the green space and mountain views beyond. Start your mornings in the bright, spacious, west facing, primary bedroom, and end your evening in your oversized soaker tub enjoying the sunset over the mountains. Ensuite complete with enclosed water closet, separate shower and double vanity. Walkout from the fully finished lower level into a beautifully landscaped yard with an abundance of trees and shrubs. Lower level is perfectly set up for family & entertaining, featuring a great-sized recreation room with 4th bedroom and bonus room/office space that could be converted to a 5th bedroom. Stay cozy in the cooler months with gas fireplaces up and down and cooler during warm, summer days with air conditioning. Play a round of golf at the Links of Gleneagles just up the street or enjoy dinner at the club house. School bus and COLT, Cochrane's own on-demand transit, stop near by. Move to Gleneagles and avoid fighting the ongoing road construction and traffic in town! Quick, walking access to Glenbow Ranch Provincial Park.**

Inclusions:  
Property Listed By:

**Shed, alarm system (not connected/no contract)**  
**The Real Estate District**

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











