



THE
A-TEAM

**RE/MAX
FIRST**

251 GLENEAGLES View, Cochrane T4C 2H5

MLS®#: **A2176646** Area: **GlenEagles** Listing Date: **11/01/24** List Price: **\$1,148,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **6,410 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,622**
 Low Sqft:
 Ttl Sqft: **1,622**

DOM

11
Layout
 Beds: **5 (2 3)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,Garden,No Neighbours Behind,Landscaped,Level,Street Lighting,On Golf Course,Rectangular Lot,Treed**
 Park Feat: **Concrete Driveway,Double Garage Attached,Driveway**

Utilities and Features

Roof: **Cedar Shake**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Private Yard**

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

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Built-In Refrigerator,Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Washer**
 Int Feat: **Ceiling Fan(s),Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Natural Woodwork,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Stone Counters,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	16`11" x 12`4"
Living Room	Main	17`6" x 11`11"
Game Room	Basement	31`9" x 18`1"
Laundry	Basement	11`6" x 8`2"
Bedroom - Primary	Main	14`5" x 12`2"
Bedroom	Basement	11`11" x 11`8"

Room	Level	Dimensions
Dining Room	Main	12`4" x 11`6"
Pantry	Main	8`6" x 5`11"
Laundry	Main	6`8" x 2`10"
Furnace/Utility Room	Basement	12`11" x 4`11"
Bedroom	Main	13`2" x 11`11"
Bedroom	Basement	15`10" x 10`7"

Bedroom
5pc Ensuite bath

Basement
Main

14`9" x 10`10"
11`3" x 8`11"

3pc Bathroom
4pc Bathroom
Legal/Tax/Financial

Main
Basement

6`4" x 5`11"
9`11" x 8`2"

Title:
Fee Simple
Legal Desc:

0212463

Zoning:
R-LD

Remarks

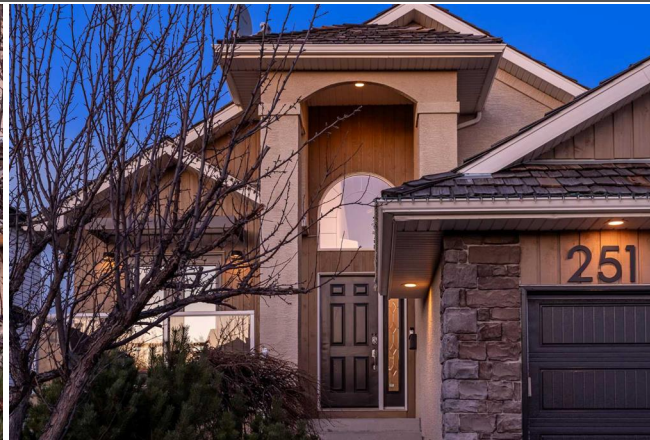
Pub Rmks:

Enjoy the Video Tour and Experience the epitome of luxury living in this fully renovated bungalow, boasting over 3,040 sqft of meticulously crafted living quarters. With 5 spacious bedrooms, 3 baths, and a double attached garage, this home embodies comfort and elegance in every detail. Upon entry, you're welcomed by soaring vaulted rustic pine ceilings, herringbone tile, and rich hardwood flooring, setting the tone for the exceptional finishes throughout. The open-concept layout allows natural light to flow freely, creating a bright and airy ambiance perfect for modern living. A chef's delight, the kitchen features reclaimed wood accents, a 48" Wolf range, Wolf microwave, Sub-Zero fridge and freezer, Sub-Zero beverage fridge, appliance garage, and a large island. With a custom Italian plaster range hood and leathered quartzite countertops and backsplash, this gourmet space seamlessly connects to the dining and living areas—ideal for hosting gatherings. Adjacent to the kitchen, a beautifully designed butler's pantry adds both functionality and elegance, offering extra storage and prep space to keep the main kitchen pristine. This feature enhances the home's entertaining capabilities, making it easy to host gatherings with ease and style. The living room, anchored by a cozy double-sided gas fireplace, offers serene backyard views. Step onto the rear deck to enjoy your morning coffee while overlooking the golf course. On the main level, discover two beautifully appointed bedrooms, including a spacious guest room that doubles as a home office with its own front patio. The primary suite, currently under renovation, promises relaxation with a walk-in closet and spa-like 5-piece ensuite featuring a soaking tub, glass-enclosed shower, and double vanities. Completing this level are a convenient laundry room and a stylish 3-piece bath. The lower level boasts three additional bedrooms and a large rec room with a wet bar—perfect for hosting guests or family game nights. A beautifully appointed 4-piece bath includes a built-in vanity, a large walk-in shower, and stunning tile work. Additionally, a secondary laundry room on this level adds convenience for busy households or guests. Outdoors, the backyard becomes your private oasis, with raised garden beds, mature trees, a patio with pergola, and a cozy fire pit area—ideal for relaxation or entertaining under the stars.

Inclusions:
Property Listed By:

N/A
Century 21 Bamber Realty LTD.

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















BASEMENT FLOOR PLAN

MAIN FLOOR PLAN

The floor plan is a general illustration of the proposed floor plan. It is not intended to be a contract. All dimensions are approximate and subject to change without notice. Buyer should verify all dimensions and measurements with the architect or engineer before purchase. Buyer should also verify the location of all utilities and other features before purchase.

251 Gleneagles View