

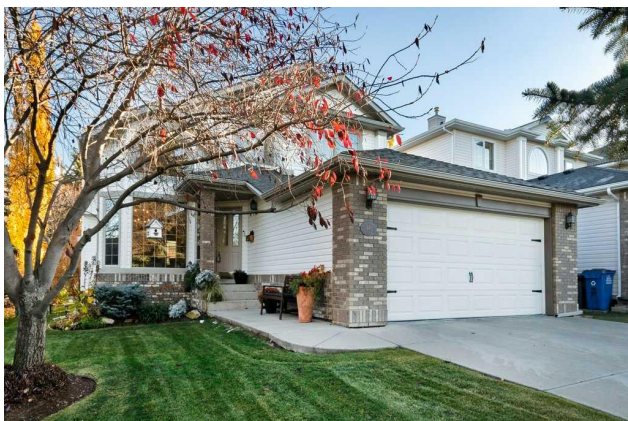


THE
A-TEAM

**RE/MAX
FIRST**

40 GLENEAGLES View, Cochrane T4C 1P1

MLS®#: **A2179671** Area: **GlenEagles** Listing Date: **11/16/24** List Price: **\$976,500**
 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: **6,662 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,118**
 Low Sqft:
 Ttl Sqft: **2,118**

DOM

35
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Lawn,Landscaped,Street Lighting,Underground Sprinklers,On Golf Course,Treed,Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range,Range Hood,Refrigerator,Washer**
 Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,Kitchen Island,No Animal Home,No Smoking Home,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`0"
Dining Room	Main	11`3" x 8`10"
Laundry	Main	8`3" x 6`1"
Living Room	Main	20`11" x 15`6"
3pc Bathroom	Upper	8`7" x 4`9"
Bedroom	Main	12`10" x 9`11"
5pc Ensuite bath	Upper	12`10" x 12`0"

Room	Level	Dimensions
Breakfast Nook	Main	10`4" x 6`0"
Kitchen	Main	9`11" x 13`4"
Living Room	Main	12`9" x 12`7"
Office	Main	10`4" x 8`10"
Bedroom	Upper	12`10" x 12`0"
Bedroom - Primary	Upper	16`3" x 14`11"
3pc Bathroom	Lower	8`3" x 9`0"

Bedroom Lower 12`7" x 13`0"
Game Room Lower 14`7" x 22`2"
Furnace/Utility Room Lower 2`7" x 3`4"

Bedroom Lower 11`8" x 13`3"
Furnace/Utility Room Lower 13`7" x 11`0"
Walk-In Closet Lower 9`4" x 5`1"
 Legal/Tax/Financial

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

Zoning: **R-LD**

Remarks

Pub Rmks: **This stunning home has been beautifully updated with not a space overlooked. Recent, professional, high-end updates include kitchen by Hacker, built in Germany. New, high end appliances including induction oven and dual door refrigerator. Attractive wood hood fan, quartz water-fall island & back splash with pantry, built-in/pullout storage and an abundance of cabinets. A spa-like custom ensuite complete with in-floor heat, Terrazzo tile on the floors & Kit Kat tile on the mirrored wall and separate soaker tub and shower. All other bathrooms beautifully updated with in-floor heat, updated laundry space, lighting, ceiling texture, all rear facing windows replaced, 50 year life Malarkey Legacy shingles, hot water tank, epoxy garage floor, gemstone exterior lighting and more. Enter the home greeted by solid walnut flooring throughout the main floor and soaring ceilings open to above, showcasing this beautifully laid out floor-plan illuminated by an abundance of natural light. The main floor is elevated with a breathtaking open-to-above, modern, professionally updated staircase which not only looks stunning but defines the space and creates areas of privacy throughout. The neutral colour palette and clean lines throughout the home provide a beautiful and comfortable aesthetic evoking feelings of warmth while remaining modern and stylish. Work from home in your very own bright and sunny home office by day and sit back in the evening and enjoy your favourite movie in the super cozy family room located in the lower level. Full, double garage fits two vehicles comfortably. Customize your home with permanent exterior lights; endless colours & patterns for all-year ambiance. This beautiful home sits on a meticulously maintained, private lot backing the 10th fairway on the links of Gleneagles where maintenance is a breeze with an app controlled smart irrigation system. Enjoy the serenity of your own personal oasis in the lush sanctuary of the backyard complete with a spacious tiered deck and louvered privacy fence. The kids will easily make new friends at the kiddie parks/playgrounds that Gleneagles has to offer nearby. Enjoy the miles of pathway just outside your door and quick, walking access to Glenbow Ranch Provincial Park. Play a round of golf at the Links of Gleneagles just a 5-minute walk away or enjoy dinner at the club house taking in the stunning mountain views. School buses and COLT, Cochrane's own on-demand transit, stop nearby. Quick access to the city, with only a 30-minute commute to downtown Calgary.**

Inclusions: **N/A**
 Property Listed By: **The Real Estate District**

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

