



THE
A-TEAM

**RE/MAX
FIRST**

14 EAGLEVIEW Gate, Cochrane T4C1P7

MLS®#: **A2184865** Area: **GlenEagles** Listing Date: **01/02/25** List Price: **\$750,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Cochrane**
 Year Built: **1999**
Lot Information
 Lot Sz Ar: **8,535 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Lawn,Garden,Landscaped,Treed**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,431**
 Low Sqft:
 Ttl Sqft: **1,431**

DOM

7
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow,Up/Down**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **In Floor,Forced Air** Flooring: **Carpet,Ceramic Tile**
 Sewer: Water Source:
 Ext Feat: **Awning(s),Balcony** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Range,Range Hood,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Jetted Tub,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`3" x 12`5"	Foyer	Main	7`10" x 10`10"
2pc Bathroom	Main	4`8" x 4`11"	Laundry	Main	9`0" x 8`6"
Kitchen	Main	12`0" x 13`8"	Dining Room	Main	7`7" x 9`9"
Living Room	Main	20`7" x 14`3"	Bedroom - Primary	Main	14`0" x 15`8"
5pc Ensuite bath	Main	12`8" x 12`4"	Game Room	Lower	34`5" x 20`11"
Bedroom	Lower	12`3" x 12`2"	Bedroom	Lower	15`3" x 12`10"

4pc Bathroom

Lower

8`9" x 6`6"

Furnace/Utility Room
Legal/Tax/Financial

Lower

12`9" x 14`10"

Condo Fee:
\$548

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-MX

Legal Desc: 9412784

Remarks

Pub Rmks: *****OPEN HOUSE THIS SATURDAY, JANUARY 11th, FROM 12-2PM*** MOVE IN READY! This beautifully updated home in Eagleview Gate offers an incredible opportunity to enjoy mountain views right from your living room, master bedroom and upper balcony. Nestled in the highly desirable Glen Eagles community, this move-in-ready property is full of thoughtful upgrades and modern amenities, making it the perfect blend of comfort, style, and functionality. UPGRADES INCLUDE all new exterior doors with phantom screens, rear vault door, triple pain windows, sky light, quartz countertops in kitchen, master bathroom and wet bar, master bathroom updates including new shower and cabinets, new 75 gallon hot water tank with water softener system and chlorine remover. All new piping for the in floor heating, new extra insulated garage door with side mounted motors, R50 rated insulation added in the attic, newer carpets, new light fixtures throughout, shingles in 2021, deck railings with glass panels, lower patio extension with stamped concrete, kitchen appliances including stove with built in warmer and and slow cooker, wet bar cabinets, fresh paint in the basement, smart thermostat and so much more! This home offers all the right features for a lifestyle of ease and enjoyment. Close to the prestigious Glen Eagles Golf Course, it provides both convenience and a relaxed pace of living. Whether you are hosting friends on the deck, cooking a meal in your chefs kitchen, or simply soaking in the mountain views, this home has something for everyone. Don't miss out on this opportunity—come see why this home is the perfect blend of beauty, comfort, and value!**

Inclusions: Second dishwasher in basement, awning on upper deck, and stand up freezer in garage.
Property Listed By: Royal LePage Benchmark

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









