

251 GLENEAGLES View, Cochrane T4C 2H5

MLS®#: A2187022 Area: **GlenEagles** Listing 01/15/25 List Price: **\$1,178,000**

Status: Active Change: County: **Rocky View County** None Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type: City/Town: Cochrane

Year Built: Lot Information Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat:

Residential

Detached

2002

6,410 sqft

Ttl Saft:

Low Sqft: 3.026

Abv Saft:

Finished Floor Area

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

3,026

DOM

Layout

5 (23)

3.0 (3 0)

4 2

Bungalow

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

Concrete Driveway, Double Garage Attached, Driveway

Utilities and Features

Roof: **Cedar Shake** Construction:

Fireplace(s), Forced Air, Natural Gas Heating:

Sewer:

Int Feat:

Utilities:

Ext Feat: Garden, Private Yard

Stone, Stucco, Wood Siding

Flooring:

Carpet, Hardwood, Tile

Water Source: Fnd/Bsmt:

Poured Concrete

Bar Fridge, Built-In Gas Range, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Washer Kitchen Appl:

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

Room Information

Room Level Level Dimensions Dimensions Room Kitchen Main 16`11" x 12`4" **Dining Room** Main 12`4" x 11`6" **Living Room** Main 17`6" x 11`11" **Pantry** Main 8`6" x 5`11" **Game Room Basement** 31`9" x 18`1" Main 6`8" x 2`10" Laundry **Basement** 11`6" x 8`2" Furnace/Utility Room 12`11" x 4`11" Laundry Basement **Bedroom - Primary** Main 14`5" x 12`2" **Bedroom** Main 13`2" x 11`11" **Bedroom Basement** 11`11" x 11`8" **Bedroom Basement** 15`10" x 10`7"

BedroomBasement14`9" x 10`10"3pc BathroomMain6`4" x 5`11"5pc Ensuite bathMain11`3" x 8`11"4pc BathroomBasement9`11" x 8`2"Legal/Tax/Financial

Title: Zoning: Fee Simple R-LD

Legal Desc: **0212463**

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 guartzite 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 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. This is a must see and will deliver OVER your expectations !!!

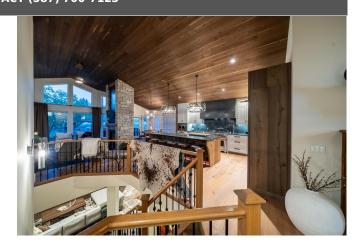
Inclusions: none

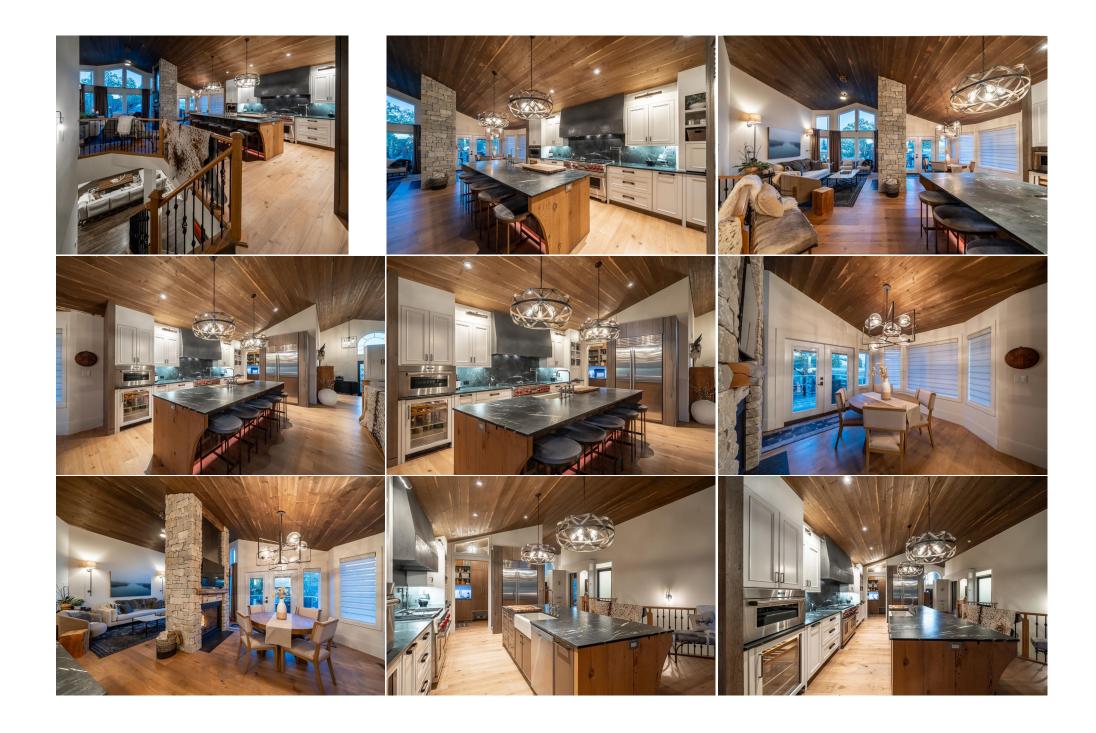
Property Listed By: Century 21 Bamber Realty LTD.

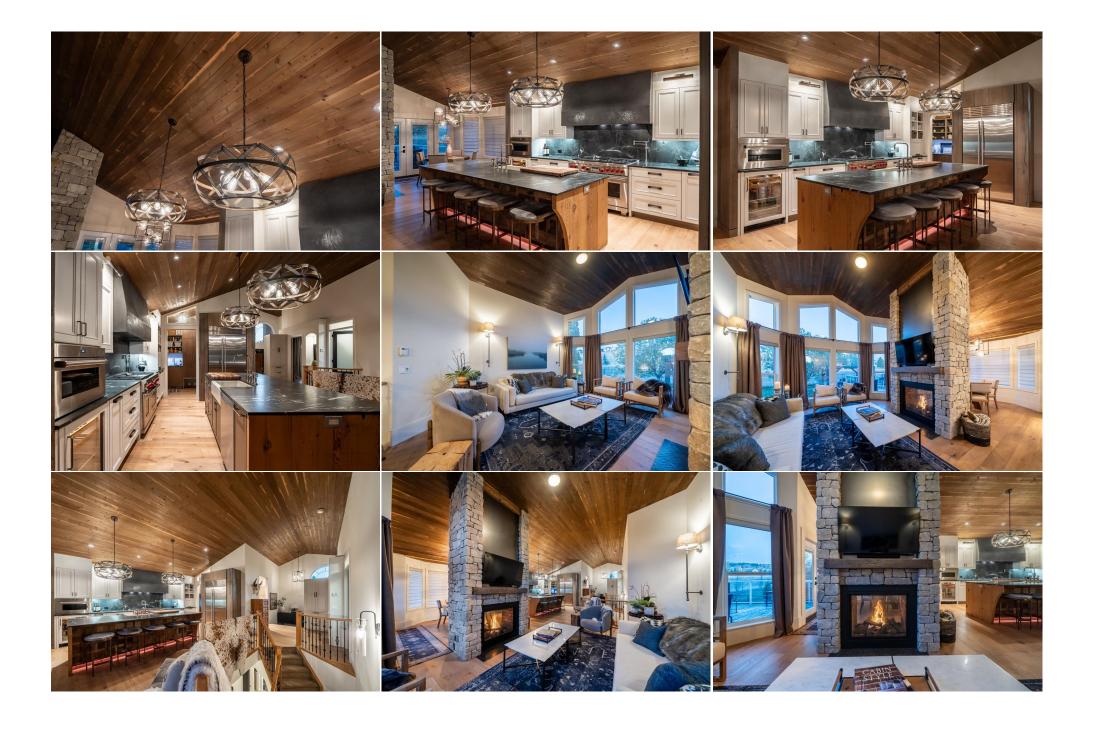
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

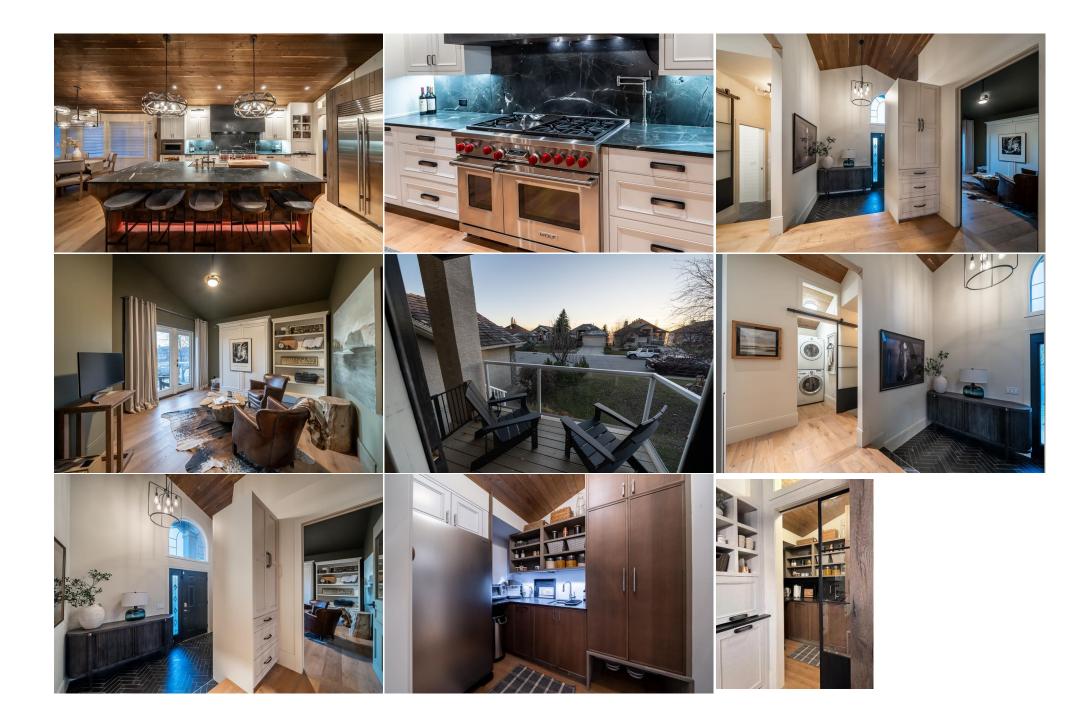
















































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BASEMENT FLOOR PLAN