



THE
A-TEAM

**RE/MAX
FIRST**

79 GLENEAGLES Close, Cochrane T4C 1N7

MLS® #: **A2199063** Area: **GlenEagles** Listing Date: **03/20/25** List Price: **\$779,000**
Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **1996**
Lot Information
Lot Sz Ar: **6,299 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,804**
Low Sqft:
Ttl Sqft: **1,804**

DOM

30
Layout
Beds: **4 (3 1)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Landscaped,Lawn**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Granite Counters**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	7`7" x 3`10"
Living Room	Main	19`1" x 12`2"
Kitchen With Eating Area	Main	11`6" x 19`0"
Bedroom - Primary	Upper	12`8" x 13`9"
Bedroom	Upper	10`6" x 9`9"
Flex Space	Lower	17`8" x 15`4"
3pc Bathroom	Main	5`5" x 10`3"

Room	Level	Dimensions
Office	Main	11`5" x 7`11"
Dining Room	Main	11`3" x 10`0"
Laundry	Main	4`6" x 10`1"
Bedroom	Upper	11`7" x 10`7"
Game Room	Lower	11`9" x 14`11"
Bedroom	Lower	10`10" x 10`8"
4pc Ensuite bath	Upper	9`4" x 6`9"

4pc Bathroom	Upper	8`2" x 5`5"	4pc Bathroom Legal/Tax/Financial	Lower	8`1" x 5`0"
Title: Fee Simple		Zoning: R-LD			
Legal Desc:	9411342			Remarks	
Pub Rmks:	Welcome home to 79 Gleneagles Close, a meticulously maintained, fully finished home in Cochrane's sought after community of Gleneagles. Featuring 4 spacious bedrooms, 4 full bathrooms, and a tranquil backyard that you'll enjoy year-round. A picturesque front veranda adds to the curb appeal of this home and is the perfect sunny spot for your morning coffee. A main floor home office makes a great study space or private space for those work from home days. The open-concept kitchen seamlessly connects to the dining area and family room, creating an inviting space to entertain. From here, step outside to your private backyard oasis, ideal for relaxing or hosting family gatherings. You will appreciate the low maintenance landscaping with beautiful mature trees offering plenty of privacy while backing onto a greenspace and playground. The covered patio is perfect for year-round grilling and comes with a rough-in for a future hot tub. There is a 4 x 8 garden shed ideal for storage, this yard is a must see to be appreciated. The back entrance offers a full 3 piece bathroom, a large laundry room and convenient access to the incredibly clean double garage. Upstairs, the impressive master suite offers beautiful mountain views and features an updated 4-piece ensuite with a separate shower, dual sinks, and upgraded finishes. The 2 additional bedrooms on the second level are bright large sized rooms that share a 4-piece bathroom, also updated. The fully developed lower level includes a fourth bedroom, a 4-piece bathroom, and a spacious family room with built-in sink and separate tv room. Whether you're looking to create a home gym, a second office, or a dedicated games/media room, the basement offers endless possibilities. Take advantage of the stunning mountain views in this community, and explore the nearby Gleneagles pathways, and access to the renowned Gleneagles 18-hole golf course. Cochrane offers an array of amenities, and this home offers a quick and easy access to Calgary connecting you immediately to the Highway 1A making commuting a breeze. Schedule your private showing today!				
Inclusions:	Refrigerator, Microwave Hood Fan, Dishwasher, Stove, Washer + Dryer, Window Coverings-all, Garage Control + Remote(s)				
Property Listed By:	CIR Realty				

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











