

79 GLENEAGLES Close, Cochrane T4C 1N7

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



General Information				DOM		
Prop Type:	Residential			30		
Sub Type:	Detached			Layout		
City/Town:	Cochrane	Finished Floor Ar	<u>ea</u>	Beds:	4 (3 1)	
Year Built:	1996	Abv Sqft:	1,804	Baths:	4.0 (4 0)	
Lot Information		Low Sqft:		Style:	2 Storey	
Lot Sz Ar:	6,299 sqft	Ttl Sqft:	1,804			
Lot Shape:				Parking		
				Ttl Park:	4	
				Garage Sz:	2	
Access:				Salage SE	-	
Lot Feat:						
Park Feat:						

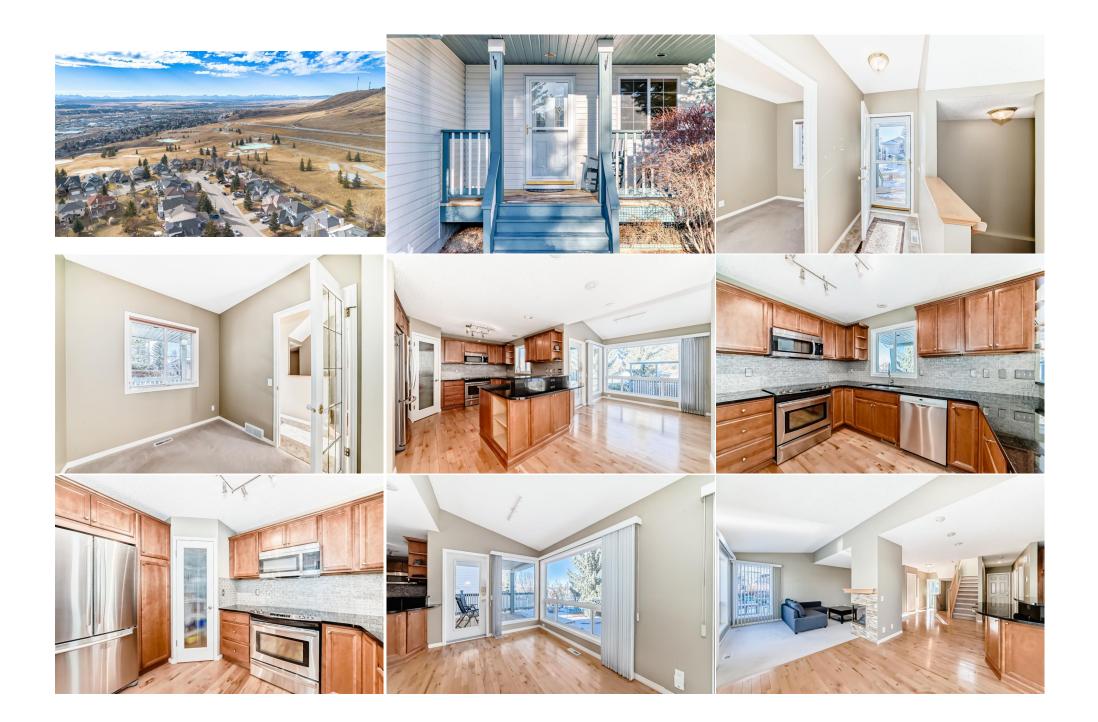
Utilities and Features

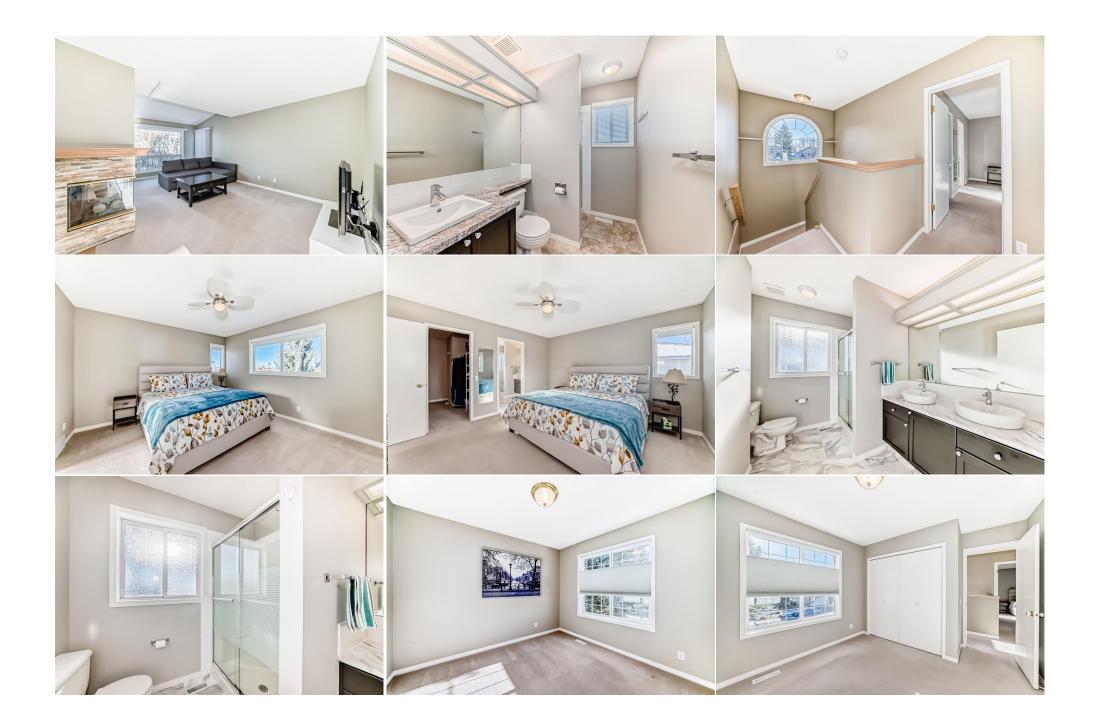
Roof:Asphalt ShingleHeating:Forced Air,Natural GasSewer:Ext Feat:Private Yard				Construction: Vinyl Siding,Wood Frame Flooring: Hardwood,Tile,Vinyl Water Source: Fnd/Bsmt: Poured Concrete	Vinyl Siding,Wood Frame Flooring: Hardwood,Tile,Vinyl Water Source: Fnd/Bsmt:		
Kitchen Appl: Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer Int Feat: Granite Counters Utilities: Villation of the second							
				Room Information			
<u>Room</u> Entrance		<u>Level</u> Main	<u>Dimensions</u> 7`7" x 3`10 "	<u>Room</u> Office	<u>Level</u> Main	<u>Dimensions</u> 11`5" x 7`11"	
Living Room		Main	19`1" x 12`2"	Dining Room	Main	11`3" x 10`0"	
Kitchen With E	ating Area	Main	11`6" x 19`0"	Laundry	Main	4`6" x 10`1"	
Bedroom - Prin	nary	Upper	12`8" x 13`9"	Bedroom	Upper	11`7" x 10`7"	
Bedroom		Upper	10`6" x 9`9"	Game Room	Lower	11`9" x 14`11"	
Flex Space		Lower	17`8" x 15`4"	Bedroom	Lower	10`10" x 10`8"	
3pc Bathroom		Main	5`5" x 10`3"	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 Legal Desc:	9411342	Zoning: R-LD	Remarks		
Pub Rmks: Inclusions: Property Listed By:	bedrooms, 4 full bathro perfect sunny spot for y kitchen seamlessly com ideal for relaxing or hos backing onto a greensp garden shed ideal for st access to the incredibly separate shower, dual s updated. The fully deve Whether you're looking stunning mountain view offers an array of amen Schedule your private s	turesque front veranda adds dy space or private space for ace to entertain. From here, landscaping with beautiful n grilling and comes with a rou nce offers a full 3 piece bath rs beautiful mountain views second level are bright large n, and a spacious family room edia room, the basement offer ys, and access to the renown	mmunity of Gleneagles. Featuring 4 spacious to the curb appeal of this home and is the those work from home days. The open-concept step outside to your private backyard oasis, nature trees offering plenty of privacy while ugh-in for a future hot tub. There is a 4 x 8 room, a large laundry room and convenient and features an updated 4-piece ensuite with a sized rooms that share a 4-piece bathroom, also with built-in sink and separate tv room. ers endless possibilities. Take advantage of the the Gleneagles 18-hole golf course. Cochrane the Highway 1A making commuting a breeze. mote(s)		

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

































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