



THE
A-TEAM

**RE/MAX
FIRST**

85 GLENEAGLES Terrace, Cochrane T4C 1W5

MLS® #: **A2199091** Area: **GlenEagles** Listing Date: **03/06/25** List Price: **\$915,000**
 Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2000**
Lot Information
 Lot Sz Ar: **6,268 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,430**
 Low Sqft:
 Ttl Sqft: **1,430**

DOM

37
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

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

Access:
 Lot Feat:

Backs on to Park/Green Space,Cul-De-Sac,Dog Run Fenced In,Fruit Trees/Shrub(s),Garden,Landscaped,Lawn,No Neighbours Behind,On Golf Course,Private,Rectangular Lot,Street Lighting,Treed,Yard Lights
Double Garage Attached

Park Feat:

Utilities and Features

Roof: **Shake,Wood**
 Heating: **In Floor,Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Dog Run,Garden,Lighting,Private Yard,Rain Barrel/Cistern(s)**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
 Int Feat: **Built-in Features,Chandelier,Closet Organizers,French Door,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wood Counters**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	23`7" x 9`2"	Dining Room	Main	11`3" x 8`11"
Living Room	Main	15`2" x 13`11"	Office	Main	9`11" x 8`11"
Laundry	Main	9`4" x 7`5"	Family Room	Basement	24`4" x 24`0"
Furnace/Utility Room	Basement	15`1" x 15`1"	Bedroom - Primary	Main	12`11" x 11`11"
Bedroom	Basement	12`11" x 12`3"	Bedroom	Basement	14`3" x 13`2"
2pc Bathroom	Main	4`11" x 4`11"	4pc Ensuite bath	Main	14`5" x 6`4"

4pc Bathroom

Basement

8`0" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9913127

Zoning:
R-LD

Remarks

Pub Rmks: **This beautifully RENOVATED WALKOUT BUNGALOW in Gleneagles offers breathtaking VIEWS of the golf course and valley. Recently painted and updated with a charming farmhouse feel, this home features an inviting OPEN-CONCEPT layout, ENGINEERED HARDWOOD FLOORS throughout, and elegant French doors. The bright and airy kitchen boasts WHITE CABINETRY, warm WOOD COUNTERTOPS, and a BUILT IN COFFEE BAR, while the living room impresses with a THREE-SIDED GAS FIREPLACE and large windows to take in the stunning scenery. The main floor also includes a formal dining room and private office if you work from home. The spacious main floor primary bedroom is a true retreat, with deck access, a walk-in closet, and a luxurious 4-piece ENSUITE featuring, IN-FLOOR HEATING, a SOAKER TUB, with a separate tiled shower. Downstairs, the FULLY FINISHED, WALKOUT basement offers two large bedrooms, a 4-piece guest bath, a generous family room, and a LARGE STORAGE ROOM. The furnace room includes BUILT IN SHELVING and TWO HOT WATER TANKS, one recently replaced. There is NO POLY B in this home, it has all been removed. Outside, the landscaped backyard provides privacy and a SCREENED PATIO beneath the upper deck, perfect for relaxing or entertaining. The double attached garage is HEATED with two space heaters for year-round comfort. This exceptional home blends modern farmhouse charm with incredible views—don't miss this rare opportunity! Book your showing today!**

Inclusions:
Property Listed By: **All Lighting Fixtures Attached, Air Conditioning, Curtains, All Shelving Attached
eXp Realty**

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









