

# \$950,000 - 13 Gleneagles Close, Cochrane

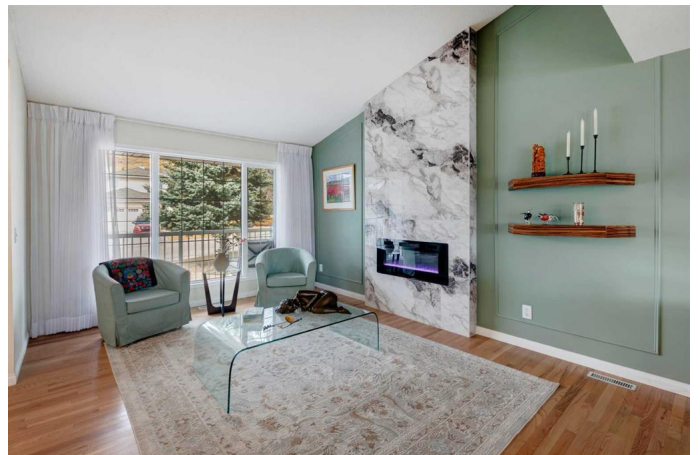
MLS® #A2204972

**\$950,000**

4 Bedroom, 4.00 Bathroom, 2,313 sqft  
Residential on 0.15 Acres

GlenEagles, Cochrane, Alberta

HOME SWEET HOME! OPEN HOUSE SATURDAY/SUNDAY APRIL 5/6 FROM 1-3PM! Welcome to this DREAM, FRESHLY UPGRADED, LUXURY HOME with a WALKOUT BASEMENT in a prestigious location in GlenEagles backing on to a green space steps away from the Links of GlenEagles Golf Course. Heading inside you will immediately notice the spectacular OPEN PLAN renovations including fresh paint throughout, new wallpaper throughout, kitchen upgrades (newer cabinets, granite countertops/island, opening up the kitchen), new light fixtures in the main floor, \$3,000 chandelier in the hallway, contemporary floor lighting in the hallway, bathroom renovations, hardwood flooring, expanded the UPPER BALCONY to twice the original size, new linoleum on deck, new curtains/sheers throughout and more. The breathtaking main floor offers vaulted ceilings, a spacious foyer with a luxurious chandelier, a sun-drenched living room with a stunning floor to ceiling marble tile fireplace with built-in Zebra wood shelves in the living room, a formal spacious dining area, a laundry room, 2 piece vanity bathroom, a convenient office with French doors, a sophisticated living room with a stylish black feature wall and a cozy gas fireplace with a mantle and the massive gourmet chef's kitchen with olive accents, fully renovated kitchen cabinetry, gleaming granite countertops/granite island with an eating bar and stainless steel appliances. Upstairs, you



will find 2 generous sized bedrooms, a wonderful 4 piece bathroom, the magnificent master retreat with a huge walk-in closet and a 5 piece spa-like ensuite bathroom with double vanity sinks, a relaxing soaker tub and tiled surround shower. All the upstairs bedrooms have picturesque views of the majestic Rocky Mountains. Downstairs offers an exquisitely developed, walkout basement that can be utilized as a illegal suite (with a dishwasher, sink, fridge). Features include a large 4th bedroom, full bathroom, recreation room with a gas "woodstove" and tons of windows letting in lots of natural sunlight, large kitchen with an eating area and a storage room suitable for all your needs. The basement opens up to your tranquil, beautifully manicured backyard with newer exposed aggregate patio floors and a shed. Outside, also features a massive upgraded deck to bask in your breathtaking mountain and Glen Eagles community views, a double garage in the front with additional driveway parking. and a charming front porch. This unrivalled location is perfect for nature enthusiasts steps from a green space, playground, golf course, shopping, restaurants, beautiful dog walking trails, schools, quick drive to Calgary and easy access to escape to the mountains. **MUST VIEW!** Book your private viewing of this GEM today!

Built in 1997

### **Essential Information**

MLS® #	A2204972
Price	\$950,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,313

Acres	0.15
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	13 Gleneagles Close
Subdivision	GlenEagles
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1N7

### Amenities

Amenities	Park, Playground, Golf Course
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Conditioner, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Gas, Living Room, Tile, Gas Log, Recreation Room, Marble
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

### Exterior

Exterior Features	Balcony, Garden, Playground, Private Entrance, Private Yard, Covered Courtyard
Lot Description	Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Level, Low Maintenance Landscape, Private, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	8
Zoning	R-LD
HOA Fees	150
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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