



# 116 Gleneagles Point Cochrane Alberta

\$1,099,000

STYLE, QUALITY, and VALUE shine in this remarkable two-storey, 3+2 Bedroom, 3750 sqft walkout, expertly crafted by ALBI Homes and perfectly situated in a peaceful cul-de-sac with breathtaking mountain views. Upon entering the grand foyer, you're greeted by a striking staircase, elegant hardwood flooring, and soaring 20-foot ceilings in the living and dining rooms. The gourmet kitchen is a chef's dream, offering granite countertops, a large island, white cabinetry, 2 built-in ovens, a gas cooktop, stainless steel appliances, and a walk-in pantry. The adjoining breakfast nook leads out to a west-facing deck with glass railing where you can enjoy stunning mountain views. The open-concept great room, complete with a cozy gas fireplace, provides the perfect spot to unwind with family. The private office, featuring built-in bookshelves and double French doors, is currently set up as a salon but could easily serve as a quiet home workspace. The main floor boasts a spacious laundry room and a half bath, conveniently located next to the entrance of the oversized, finished, and heated double attached garage. Upstairs, the expansive primary suite features a luxurious 5-piece ensuite with dual sinks, a soaker tub, a stand-up shower, and an impressive walk-in closet. Two additional queen-sized bedrooms and a 4-piece bathroom complete the upper level. The professionally developed and permitted 1,100 sq ft walkout basement suite (illegal) with 9' ceilings is filled with natural light and offers a 2 bedroom layout, making it ideal for a growing family, multi-generational living, or as a valuable mortgage helper. A fantastic kitchen, large living/dining room space, office nook and the second bedroom, can easily be transformed into an exercise room, wine cellar, or storage area. Outside, the home is set on a professionally landscaped, private pie lot, featuring mature trees, perenni...

Primary Bedroom 20.08 Ft x 13.92 Ft

Bedroom 11.33 Ft x 10.83 Ft

Bedroom 16.67 Ft x 10.58 Ft

5pc Bathroom 14.75 Ft x 14.33 Ft

4pc Bathroom 10.83 Ft x 4.92 Ft

Kitchen 14.75 Ft x 10.50 Ft

4pc Bathroom 9.50 Ft x 5.00 Ft

Furnace 13.50 Ft x 12.25 Ft

Other 21.25 Ft x 19.00 Ft

Dining room 14.08 Ft x 9.83 Ft

Living room 11.42 Ft x 9.92 Ft

Family room 16.00 Ft x 14.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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Living room/Dining room	23.08 Ft x 14.75 Ft	Laundry room	10.92 Ft x 7.42 Ft
Bedroom	12.42 Ft x 10.75 Ft	Office	10.08 Ft x 10.08 Ft
Bedroom	12.83 Ft x 10.58 Ft	2pc Bathroom	6.00 Ft x 3.25 Ft