



## 200 GLENEAGLES ESTATES Lane Cochrane AB

\$849,900

NATURES CHANGE OF COLORS as you enjoy the ravine views and wildlife from this walkout bungalow. TRIPLE(34x22) ATTACHED GARAGE too!Cul de sac and park on one side gives you privacy along with a pie lot and room to garden,entertain,relax! 4 Bedrooms(1+3) Office, Formal diningroom (used as reading room), Huge cathedral Vaulted ceiling overlooking stairwell to lower & the LR , gas FP to ceiling & 2 storey size view windows. Gourmet style kitchen w/flat island, granite, undercabinet lites, gas range, SS appliances, dining area , patio doors to deck, trash compactor, large pantry and mudroom with washer/dryer off hallway. Master bedroom with WI closet plus 5pc ensuite on main. Central stairwell w/wrought iron railing leads to lower family room, 3 bedrooms, 3 TV mounts /TV's included,Theatre room, wet bar(w fridge and dishwasher), exercise area. INFLOOR HEAT, A/C, undergd sprinklers, central vac/attachments, RI wiring for Hot tub, exposed aggregate driveway, shed, two patio's, fenced and landscaped.WELCOME HOME!



**Denise Staples**  
CIR REALTY

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Living Room 18'8" x 16'11"  
Kitchen 18'1" x 16'11"  
Breakfast Nook 10'4" x 10'4"  
Dining Room 12'9" x 10'1"  
Office 10'6" x 10'  
Laundry Room 7'5" x 5'4"  
Master Bedroom 14'11" x 12'2"

Family Room 17'8" x 15'1"  
Bedroom 14'1" x 10'1"  
Bedroom 14'1" x 9'9"  
Bedroom 10'1" x 8'8"  
Other 10'4" x 10'4"  
Media Room 19'11" x 14'  
Other 14'4" x 8'3"



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