



130 Gleneagles Terrace Cochrane Alberta

\$799,500

Backing onto a green space, this well cared-for 2-storey home is offered by the original owners. This 3-bdrm residence features an open-concept layout with warm earthy tones, hardwood and tile flooring, and a kitchen adorned with maple cabinetry, granite counters, an island, and a walk-in-pantry. The large bonus room boasts 9' ceilings, a stone feature wall with fireplace, and stunning sunrise valley views. The primary suite comes complete with a WIC, a 5-pc ensuite, and a mountain vista sunset! Enjoy peace of mind with LUX triple-pane windows (transferable warranty), new doors (front & back), a high-efficiency furnace, and central AC (2023). The professionally finished basement includes a family room, a 4th bedroom which can easily become a home office, and a furnace/storage area. Two egress windows and a 4-pc bath finish this space. Outside, the cedar deck with privacy glass leads to a 2-man hot tub inside the pergola, garden, and mature trees. The heated/insulated double garage includes a workbench and overhead storage. There's a specific kind of quiet you only find in Gleneagles. This home has been meticulously kept, allowing you to skip the renovations and head straight to the trails. With the Glenbow Ranch Provincial Park as your neighbour, you have instant access to river views and kilometers of paved paths. It's rare to find a spot that feels this secluded while staying so well-connected to the heart of Cochrane. Truly a pristine home in a prime location! Call your favourite Realtor(R) to book your private showing today! (id:6769)

4pc Bathroom 4.83 Ft x 8.50 Ft
4pc Bathroom 9.17 Ft x 12.17 Ft
Primary Bedroom 13.67 Ft x 14.00 Ft
Bedroom 9.50 Ft x 12.17 Ft
Bedroom 11.25 Ft x 9.58 Ft
Family room 18.92 Ft x 17.50 Ft
4pc Bathroom 9.42 Ft x 9.08 Ft
Bedroom 8.83 Ft x 13.83 Ft

Recreational, Games room 18.00 Ft x 19.58 Ft
Furnace 10.83 Ft x 14.92 Ft
2pc Bathroom 4.50 Ft x 5.08 Ft
Dining room 9.50 Ft x 6.00 Ft
Foyer 7.92 Ft x 6.33 Ft
Kitchen 15.58 Ft x 13.50 Ft
Laundry room 7.75 Ft x 9.92 Ft
Living room 13.42 Ft x 17.17 Ft

Listing Presented By:



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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca