



GRASSROOTS
REALTY GROUP

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32 Gleneagles Close Cochrane, Alberta

MLS # A2213576



\$1,125,000

Division:	GlenEagles		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,660 sq.ft.	Age:	1996 (29 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.16 Acre		
Lot Feat:	Level, Low Maintenance Landscape, On Golf Course, Rectangular Lot, Street		

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full, Walk-Out To Grade

LLD: -

Exterior: Stucco, Wood Frame

Zoning: R-LD

Foundation: Poured Concrete

Utilities: -

Features: Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: TV Mounts, Shed

****Open house on Sunday May 4, 12-3pm**** Welcome to the pinnacle of luxury living in the prestigious community of GlenEagles, where executive-class elegance meets breathtaking natural beauty. Perfectly positioned on the 4th fairway of GlenEagles Golf Course, this stunning walkout bungalow offers a lifestyle of serenity, sophistication, and endless Rocky Mountain views. Step inside and be immediately captivated by the grandeur of the open-concept main floor. Designed for both lavish entertaining and intimate family moments, the great room boasts soaring ceilings, a majestic 3-way fireplace, and a wall of south-east facing windows that frame the awe-inspiring vistas of the Rockies and Cochrane's winding river valley. The heart of the home — an expansive, chef-inspired kitchen — is a culinary masterpiece. Outfitted with upgraded appliances including a gas range, double oven, and sleek, modern finishes, this kitchen inspires both everyday meals and extravagant dinner parties. The adjoining breakfast nook, set beneath vaulted ceilings, offers the perfect perch to savor your morning coffee as you watch the sunrise paint the mountains in hues of gold and pink. Your master retreat, tucked just off the great room, is a sanctuary of peace and privacy. Bask in the glow of Alberta's stunning sunsets from the comfort of your bed, then retreat to your spa-like 5-piece ensuite featuring a dual vanity, walk-in shower, and a freestanding soaker tub that invites relaxation and indulgence. For those working from home or pursuing passion projects, the sophisticated main floor office/study/bedroom offers a tranquil environment to focus and create. Venture down to the fully finished walkout basement, where the entertainment possibilities are endless. The spacious family room with cozy in-floor heating hosts a

fabulous wet bar, complete with wine and bar fridges — perfect for hosting unforgettable gatherings. Two large bedrooms and a beautifully appointed 4-piece bath ensure ample space for guests and family. Wine enthusiasts will fall in love with the showstopping, temperature-controlled wine cellar, boasting storage for over 500 bottles — a collector’s dream. A bonus music room/studio (or 5th Bedroom) provides an ideal creative haven or a versatile space for hobbies and crafts. Step outside through double glass doors to your private, low-maintenance oasis. with immaculate landscaping and a convenient shed. The covered patio, featuring an inviting outdoor gas fireplace, is the perfect setting for summer evenings spent under the stars, savoring the peace and privacy that only GlenEagles can offer. Convenient Double Attached Garage, with access to your Dog Run! With a location that truly cannot be rivaled, this home offers the ultimate blend of luxury, comfort, and lifestyle. Golf course living has never looked so good — welcome to your forever home in GlenEagles.