



GRASSROOTS
REALTY GROUP

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93 Gleneagles View Cochrane, Alberta

MLS # A2215554



\$765,000

Division:	GlenEagles		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,969 sq.ft.	Age:	1998 (27 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Private, Rectangular Lot, See R		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Wood	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Ceiling Fan(s), Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: All Curtain Rods, Shelves in Bedrooms, TVs and Mounts in Primary Bedroom and Livingroom, Shelf in Office (All Furniture is Negotiable)

Welcome to 93 Gleneagles View in scenic Cochrane — a beautifully updated 5-bedroom WALKOUT backing directly onto a park and playground! From popcorn / movie nights to backyard adventures, this is the family home that checks all the boxes. You’ll love the chef's kitchen with granite counters, a chalkboard pantry door, stainless steel appliances, slate backsplash, and smart pullout drawers. Enjoy cozy evenings by the gas fireplace, work from home in the main floor den, and appreciate the convenience of main floor laundry. Upstairs offers 3 roomy bedrooms, including a spa-inspired ensuite with a soaker tub, separate shower, and heated floors! The fully finished walkout basement brings the fun — a spacious family room with built-ins, games/gym zone, wet bar, second fireplace, 2 more bedrooms, and a 3-piece bath with steam shower and heated floors. Outside, enjoy low-maintenance composite decking, aluminum/glass railings, two patios, a fenced yard, and awesome curb appeal. Bonus: The professionally maintained wood shake roof adds peace of mind and timeless character. Don’t miss out — this home is ready to welcome you in!