



**GRASSROOTS**  
REALTY GROUP

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## 16 Gleneagles View Cochrane, Alberta

**MLS # A2227131**



**\$795,000**

<b>Division:</b>	GlenEagles		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,234 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Greenbelt, Landscaped, No Neighbours Behind		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-LD

**Utilities:** -

**Inclusions:** n/a

Updated 2-Storey home backing onto the 10th Fairway of the Links at GlenEagles Golf Course + stunning MOUNTAIN VIEW from the 2nd floor Bonus Room & Balcony + front Living Room. Boasting over 3,200+ sqft of developed SQFT this home is great for entertaining with hardwood floors throughout main floor, updated white kitchen, newer Stainless Steel Appliances (2020) + Gas Range, walk-in pantry opens to breakfast nook & family room with cozy gas fireplace. Bright and inviting formal dining room + living room with VIEW of the ROCKIES + powder room & laundry with newer washer & dryer (2020) complete the main level. Upstairs is highlighted by an elegant primary bedroom with walk-in closet, 4 pc ensuite w/ SOAKER tub + make-up desk. 2 additional good sized bedrooms + 4 pc bath, BONUS ROOM with BALCONY & PANORAMIC VIEW of the MOUNTAINS! Professionally finished lower level with 4th bedroom or den/gym, rec & lounge area + great room. Additional upgrades and features include: AIR CONDITIONING, newer ROOF (2011), roughed-in central vac + PRIVACY backing onto GOLF COURSE. Quiet neighborhood with great access to Calgary, the ROCKIES & Cochrane. Walking distance to Glenbow Ranch Provincial Park with over 25 km of trails at your doorstep. Exceptional Value!