



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**201 Gleneagles View  
Cochrane, Alberta**

**MLS # A2234676**



**\$799,000**

<b>Division:</b>	GlenEagles		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,028 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Wood	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Hot Tub - as is where is		

Nestled in the heart of the family-friendly community of Gleneagles, backing onto a natural green space with oversized deck, this spacious family home with 4 bedrooms up is the perfect place for creating lasting memories as your family grows. Step inside and discover an open floor plan that has been thoughtfully updated with family & pet friendly hardwood floors, beautiful granite, updated appliances, stylish and airy - open shelving, eye catching backsplash and overhead fan. The cozy living room hosts a beautiful hybrid wood-burning fireplace with a gas option allowing you to enjoy the ambiance of a wood fire with the convenience of gas. Large windows throughout the main floor provide plenty of natural light and great views of the backyard and the expansive natural green space beyond. A front den, convenient laundry room located within the large, boot room with built in lockers just off the garage, heated with gas radiant heater and a 2-piece powder room complete this level. Upstairs, all four bedrooms are generously sized, ensuring everyone has their own space. The primary bedroom offers a quiet retreat, boasting a large soaker tub and separate shower in the ensuite and a walk-in closet. Beautiful mountain views can be seen from the two west facing rooms. The lower development offers even more space for family enjoyment with a large rec room/games room, 5th bedroom, and a 3-piece bath all kept toasty warm with a second fireplace. Enjoy the generous, sunny west facing front patio or enjoy your family and friends around the fire and a BBQ in the backyard. The kids will easily make new friends at the kiddie parks/playgrounds that Gleneagles has to offer nearby. Take advantage of the miles of pathway just outside your door and quick, walking access to Glenbow Ranch Provincial Park. Play a round of golf at the Links of Gleneagles just a

5-minute walk away or enjoy dinner at the club house taking in the stunning mountain views. School buses and COLT, Cochrane’s own on-demand transit, stop nearby. Quick access to the city, with only a 30-minute commute to downtown Calgary.