



GRASSROOTS
REALTY GROUP

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20 Gleneagles Green Cochrane, Alberta

MLS # A2235790



\$962,500

Division:	GlenEagles		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,663 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Oversized		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Many T		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Cork, Hardwood, Tile	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Two Outdoor Sheds, Curtains, Cabinets in Garage, All Lighting Fixtures Attached, Phantom Screen, Central Vacuum with Attachments, Electric Fireplace		

Tucked away on a quiet CUL-DE-SAC in desirable Gleneagles, this BEAUTIFULLY UPDATED two-storey home with a FINISHED WALKOUT BASEMENT backs onto the pathway, is well treed and showcases STUNNING VIEWS of the Glenbow Valley right from your deck. The remodelled WHITE KITCHEN (2024), stunning tile, a LARGE ISLAND with WATERFALL QUARTZ COUNTERS and a built-in pantry. The living room offers a cozy GAS FIREPLACE with floor-to-ceiling BOARD and BATTEN detailing. A spacious mudroom with CUSTOM BUILT-INS and a refreshed laundry room with sink and upper cabinetry add everyday functionality. French doors that lead into the MAIN FLOOR OFFICE with large windows off the veranda making it feel nice and bright! Enjoy summer evenings on the WEST-FACING COMPOSITE DECK with BEAUTIFUL VIEWS of the Glenbow Valley. The private, landscaped yard is a serene retreat with many TREES for privacy, and TWO STORAGE SHEDS. Upstairs, the bonus room offers the most INCREDIBLE OFFICE SPACE, with beautiful BUILT-INS, an ELECTRIC FIREPLACE, and peak-a-boo MOUNTAIN VIEWS. Three bedrooms up include two bright bedrooms and a primary bedroom with Glenbow Valley VIEWS, a 5-piece ensuite with CORK flooring, SOAKER TUB, STAND ALONE SHOWER, and WALK-IN CLOSET. The WALKOUT BASEMENT has IN-FLOOR HEAT, a 4-piece bath, additional bedroom, and an office or could be utilized as an optional bedroom. Additional highlights: NEWER WINDOWS on the main and upper floors, AIR CONDITIONING, HEATED OVERSIZED GARAGE with CABINETRY, and plenty of storage in the utility room with two water tanks, two furnaces, a 2024 CENTRAL VAC SYSTEM. A must-see property blending comfort, function, and unbeatable views.

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