



**GRASSROOTS**  
REALTY GROUP

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## 6 Gleneagles Close Cochrane, Alberta

**MLS # A2242152**



**\$769,000**

<b>Division:</b>	GlenEagles		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,994 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Landscaped, No Neighbours Behind, On Golf Course		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Slate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Pantry, Storage, Sump Pump(s)		

**Inclusions:** window coverings, garage remote(s) and fridge in basement

Welcome to your dream home—an immaculate and fully finished two-storey residence perfectly positioned on a quiet, desirable street and backing onto the golf course (with no stray balls). Enjoy peaceful mornings and unforgettable evenings with gorgeous mountain views, a beautifully landscaped large yard, and an expansive deck that's perfect for entertaining or relaxing. Perfectly surrounded by mature trees, and with a relaxing fire pit area, this yard is an ideal outdoor oasis. Inside, this thoughtfully designed home offers plenty of options and tons of finished living space. The main floor is both functional and elegant, offering a formal dining room, front sitting room, bright breakfast nook, and a large living room with a cozy gas fireplace and gorgeous backyard and golf course views. The kitchen is updated with stainless steel appliances, a corner pantry, island counter, and views that will make meal prep a pleasure. A 2-piece powder room and convenient laundry room complete the main level. The upper level features three spacious bedrooms, including a huge primary suite with a luxurious full ensuite with oversized jetted tub and a walk-in closet. This bedroom is very oversized, easily fitting a king bed and large furniture while still allowing space to move. Up here, you'll also find two more good sized bedrooms and another full bathroom for kids or guests. Downstairs, the fully developed lower level boasts a fourth bedroom, full bathroom, a large rec room with ceiling outlets, an exercise area, and ample storage for all your needs. The convenient double garage also offers plenty of built-in storage space. Whether you're hosting gatherings or enjoying a quiet evening under the stars, this exceptional home blends comfort, style, and location in one unbeatable package. Don't miss your chance to live in one of the area's most sought-after neighborhoods!

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