



**69 Gleneagles Close  
Cochrane, Alberta**

**MLS # A2242980**



**\$850,000**

<b>Division:</b>	GlenEagles		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,931 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Garden,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Granite Counters, Jetted Tub, Kitchen Island, Natural Woodwork, Pantry, Storage, Wired for Sound

**Inclusions:** Shed, Hot Tub (negotiable), Viking Chest Freezer, Natural Gas BBQ

Welcome to this stunning custom-built Beattie home in Gleneagles &mdash; where lifestyle meets location. With a West facing Yard, Backing directly onto a quiet playground and lush green space, this fully developed 5-bedroom, 3.5-bathroom home is designed for families who love to live, play, and entertain. Plus those magical sunsets and mountain views! The main floor boasts a gorgeous renovation with a gourmet Viking Professional gas range, Built-in Oven and Microwave, extended kitchen, new fireplace, rich flooring, and a spacious family room that soaks in views of the park. Don't forget the stunning Hunter Douglas window coverings! A formal dining and living area add elegance, while built-in speakers throughout the home create the perfect vibe for any occasion. New Baseboards and Interior Paint (2025) Retreat upstairs to your expansive primary suite with a private sitting area and mountain views. The basement features a massive rec room, games area, and 2 additional bedrooms (currently used as an office and music room)&mdash; including a newly renovated bathroom. (2025) Enjoy summers relaxing outside, host BBQs on the deck with natural gas hookup, and admire your beautifully landscaped terraced backyard with a barn-style Stucco shed and container garden. Open the back gate directly onto Wearmouth Park for kids or grandkids! Major upgrades include new triple-glazed windows & doors (2023)with transferrable warranty!, high-efficiency furnace (2022), elastomeric exterior paint (2023), new insulated garage door, and more. Hot tub refurbished July 2025! All of this steps from The Great Trail &mdash; 40+ kms of biking and walking bliss. This one checks all the boxes!