



**69 Gleneagles Close
Cochrane, Alberta**

MLS # A2242980



\$850,000

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

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

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 — 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)— 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 — 40+ kms of biking and walking bliss. This one checks all the boxes!