



GRASSROOTS
REALTY GROUP

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83 Gleneagles Close Cochrane, Alberta

MLS # A2247151



\$725,000

Division:	GlenEagles		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,833 sq.ft.	Age:	1994 (31 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Treed		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Linoleum
Roof:	Pine Shake
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Storage, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-LD
Utilities:	-

Inclusions: Window coverings, garage door remote(s)

Welcome to this beautifully finished and meticulously maintained two-storey home in the highly desirable community of GlenEagles. Situated on a quiet street with no back neighbours, this property offers exceptional privacy and a stunning landscaped yard that serves as your own private retreat. From the moment you arrive, you'll appreciate the pride of ownership and thoughtful design that make this home truly stand out. A welcoming entry greets you, flowing seamlessly into a spacious living room complete with a cozy gas fireplace. The bright kitchen is ideal for preparing meals while visiting and entertaining, offering ample cabinetry and a bright breakfast nook that opens directly onto a tiered deck overlooking the peaceful backyard. A formal dining room adds elegance and flexibility for hosting dinners or special occasions and a welcoming front sitting room that overlooks the beautiful front yard. Upstairs, you'll find three generously sized bedrooms and a four-piece bathroom. The primary suite is a true sanctuary, offering a walk-in closet and a full ensuite, creating the perfect space to unwind at the end of the day. The fully finished lower level adds incredible value and versatility, featuring a large family room with a second fireplace, a spacious fourth bedroom, a private office or den, a laundry room, and abundant storage throughout. The privacy and nature inspired yard will invite you to spend countless hours enjoying your choice of sun or shade at any time of the day, while giving your kids or dogs plenty of room to play. Additional highlights include a double attached garage, gorgeous front door and garage door, central air conditioning, a newer asphalt roof, and a layout that blends comfort, function, and style. Located in one of Cochrane's most sought-after neighbourhoods, this home offers the best of both worlds—peaceful suburban living with

easy access to amenities, schools, golf, and the Rocky Mountains. This is a rare opportunity to own a truly exceptional home in GlenEagles. Don’t miss your chance to make it yours.