



GRASSROOTS
REALTY GROUP

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91 Gleneagles Terrace Cochrane, Alberta

MLS # A2258407



\$875,000

Division:	GlenEagles		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,408 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Environmental Reserve, Front Yard, Garden,		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile, Vinyl Plank

Roof: Shake, Wood

Basement: Finished, Full, Walk-Out To Grade

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Perfectly positioned with untouched wilderness and the 13th hole of The Links of Gleneagles behind, this home captures breathtaking sunrises and ever-changing views—the perfect spot for your morning coffee! Step inside to find a warm, inviting layout with vaulted ceilings, gleaming hardwood floors, and a striking 3-way fireplace. Featuring a grand island with quartz countertops, stainless steel appliances, ample cabinetry, and a pantry, the kitchen becomes the perfect spot for great conversations. Step out onto the upper deck to soak in the scenery — it never gets old. The primary suite offers a private retreat, with a jetted tub, separate shower, and walk-in closet. A second bedroom, an updated 4-piece bath and a front office/den complete the main floor, along with a NEW Miele washer/dryer team. The finished walkout adds versatility with two large bedrooms, a 3-piece bath and a bright recreation room that opens to the beautifully professionally landscaped yard, complete with patio and low-voltage lighting. Additional highlights include a heated epoxy garage, new garage door, Hunter Douglas window coverings, Central A/C, new dishwasher and microwave, and Suncoast retractable outdoor screens (upper and lower). Just minutes to Cochrane and a quick jaunt to Calgary, this immaculate Talisman-built bungalow will not disappoint. Welcome to 91 Gleneagles Terrace - your new address! For your private showing, reach out to your favourite REALTOR®;