



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**70 Glensummit Close
Cochrane, Alberta**

MLS # A2264005



\$595,000

Division:	GlenEagles		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,892 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Shingle, Wood	Condo Fee:	\$ 124
Basement:	Partial	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	single-family
Foundation:	Poured Concrete	Utilities:	Cable Internet Access, Cable Connected, DSL, Electric
Features:	Kitchen Island, Pantry		

Inclusions:	N/A
--------------------	-----

Renovated 3 bedroom 2.5 bathroom detached house in a quiet community, offering over 2500 sq ft of living space. In addition to the living room, there is a large, bright bonus space on the upper level with high ceilings. The upper level features great family layout, including a primary bedroom with large ensuite bathroom and walk in closet, along with two other bedrooms and another full bathroom. Recent renovations include new flooring, quartz countertops, sinks, faucets, interior paint, and stove. Enjoy the private fenced backyard, open plan kitchen and large finished basement. Park in the double car garage or the two car driveway. The property backs onto path leading to a playground. Easy access to highway 1A and Calgary, and a short drive to the mountains.