



**52 Glensummit Close  
Cochrane, Alberta**

**MLS # A2288807**



**\$630,000**

<b>Division:</b>	GlenEagles		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,863 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Pine Shake	<b>Condo Fee:</b>	\$ 122
<b>Basement:</b>	Full	<b>LLD:</b>	1-26-4-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** N/A

Welcome to the highly sought after Summit of Glen Eagles, a private crescent enclave in Cochrane known for its family friendly atmosphere, near zero traffic, and exceptional pride of ownership. This exclusive pocket offers its own snow removal and community landscaping, all homes backing onto green space, and one of Cochrane's quickest commutes into NW Calgary. Homes here rarely come to market and are quickly claimed when they do. This beautifully maintained 1800+ sq ft two storey home offers 3 spacious above grade bedrooms, 2.5 bathrooms, and a large bright bonus room ideal for family living. The main floor features a functional open concept layout with a three way gas fireplace that elegantly separates the dining nook and living room. The kitchen includes a centre island, walk through pantry, and direct access to the backyard. Significant recent upgrades add tremendous value. The basement has been completely renovated, with the previous suite removed and transformed into a newly finished lower level featuring two additional bedrooms and fresh modern finishes. It feels brand new. A brand new washer and dryer have also been installed. Outdoors, the yard has been thoughtfully refreshed with all new sod laid last season, creating a lush, vibrant lawn. A newly built composite back deck provides the perfect low maintenance outdoor living space, stepping down to the beautiful stone patio and backing onto pathways and green space just steps from the community park. Complete with a double attached garage and loaded with updates, this home offers a rare opportunity to own in one of Glen Eagles's most coveted enclaves at an exceptional value. Homes in this crescent do not last. Book your showing and experience it for yourself.