



**130 Gleneagles Terrace
Cochrane, Alberta**

MLS # A2291741



\$799,500

Division:	GlenEagles		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,042 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped,		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: 2-person hot-tub, pergola, small shed, TV wall bracket(s) in primary bedroom and basement rec room, wooden workbench and overhead shelving in garage. Note: Owners are willing to leave curtains in main living room and large brown (barely used) chair in basement.

Backing onto a green space, this well cared-for 2-storey home is offered by the original owners. This 3-bdrm residence features an open-concept layout with warm earthy tones, hardwood and tile flooring, and a kitchen adorned with maple cabinetry, granite counters, an island, and a walk-in-pantry. The large bonus room boasts 9' ceilings, a stone feature wall with fireplace, and stunning sunrise valley views. The primary suite comes complete with a WIC, a 5-pc ensuite, and a mountain vista sunset! Enjoy peace of mind with LUX triple-pane windows (transferable warranty), new doors (front & back), a high-efficiency furnace, and central AC (2023). The professionally finished basement includes a family room, a 4th bedroom which can easily become a home office, and a furnace/storage area. Two egress windows and a 4-pc bath finish this space. Outside, the cedar deck with privacy glass leads to a 2-man hot tub inside the pergola, garden, and mature trees. The heated/insulated double garage includes a workbench and overhead storage. There's a specific kind of quiet you only find in Gleneagles. This home has been meticulously kept, allowing you to skip the renovations and head straight to the trails. With the Glenbow Ranch Provincial Park as your neighbour, you have instant access to river views and kilometers of paved paths. It's rare to find a spot that feels this secluded while staying so well-connected to the heart of Cochrane. Truly a pristine home in a prime location! Call your favourite Realtor to book your private showing today!