



**14 Headlands Close  
Cochrane, Alberta**

**MLS # A2299103**



**\$819,900**

<b>Division:</b>	East End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,434 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage		
<b>Inclusions:</b>	NA		

A rare opportunity to own a property on Headlands Close, homes don't come for sale very often on this special street! Welcome to 14 Headlands Close, where PANORAMIC VIEWS and an abundance of NATURE and PRIVACY is truly a thing to behold. The home features expansive windows that perfectly frame the views of the Rocky Mountains, Bow River and Cochrane, complemented by warm laminate floors and a cozy feel ideal for both relaxing and entertaining. The kitchen was fully renovated in 2012 and flows seamlessly into the living and dining areas and is equipped with modern SS appliances, ample cabinetry, granite counter tops, tile backsplash, desk area and a convenient dining area offering a truly picturesque setting. Step outside to the upper deck to enjoy morning coffee or evening wine while soaking in the incredible scenery and nature abound. A charming gas fireplace with mantel are perfect for cozy evenings in the main floor living room. The main floor primary bedroom captures stunning panoramic views and features a vaulted ceiling, a spa inspired 4pc ensuite with a deep jetted tub, walk in shower and generous closet space in the walk in closet. Also, on the main level is a versatile room ideal for a home office/den or guest bedroom, along with convenient laundry, a 4 pc bathroom for guests and direct access to the double attached garage. The fully developed walkout basement is bright and functional with large windows, a spacious recreation area, family room, 2 additional bedrooms and a home office/gym, and a convenient 3pc bathroom with access to the lower deck and back yard. The yard is fully landscaped with mature trees, flower beds and an irrigation system. Situated on one of Cochrane's most scenic and private streets and backing directly onto the Trans Canada Bike Trail, this home offers an exceptional lifestyle for outdoor

enthusiasts&mdash;truly a rare and remarkable property. Located in Cochrane's East End, Calgary is just a quick 20 min drive on the 1A and walkable to downtown Cochrane. Book a showing today!