



**54 Glensummit Close
Cochrane, Alberta**

MLS # A2302203



\$615,000

Division:	GlenEagles		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,934 sq.ft.	Age:	2005 (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, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Shake	Condo Fee:	\$ 125
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Laminate Counters, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Tucked into the sought-after community of Glen Eagles Summit, this inviting home offers the perfect blend of comfort, space, and everyday functionality in a setting known for its welcoming atmosphere and scenic surroundings. A generous front entry sets the tone, opening into a bright and airy living room that seamlessly connects to the dining area—ideal for both casual family meals and entertaining. Large windows frame the west-facing backyard, filling the space with natural light, while the well-designed kitchen features rich cabinetry, ample workspace, and a practical layout. A walk-through pantry leads to the main floor laundry and a convenient mudroom with direct access to the garage, keeping daily routines organized and efficient. Upstairs, the home continues to impress with a spacious bonus room highlighted by oversized windows, creating a warm and comfortable retreat for relaxing or gathering. Just beyond, two well-proportioned bedrooms are perfectly suited for growing families or guests, connected by a thoughtfully designed Jack and Jill bathroom offering generous counter space along with a separate tub and toilet area for added privacy. The primary suite is positioned as its own private escape, complete with a walk-in closet and a well-appointed ensuite featuring a deep soaker tub, separate walk-in shower, and a layout designed for both comfort and ease. Downstairs, the basement is unspoiled, presenting a great opportunity to customize and expand your living space, with a completed staircase and rough-in plumbing already in place for a future bathroom. Step outside to enjoy a west-facing backyard that backs onto pathways, with direct gate access leading to picturesque walking trails throughout the community. A nearby playground adds to the appeal, making this an ideal setting for families. With its balance of indoor comfort and outdoor lifestyle,

this home offers exceptional value in one of Cochrane's most desirable neighbourhoods.