



**31 Gleneagles Terrace
Cochrane, Alberta**

MLS # A2303138



\$975,000

Division:	GlenEagles		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,525 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Level, No Back Lane		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	1-26-4-W5
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Central Vacuum, No Smoking Home, Quartz Counters, See Remarks		

Inclusions: Tall Dresser in Primary Walk In Closet, Wine Shelf In Bsmt Nook Besides Stairs, Original Glass For Patio Door, Exterior Speakers & Light Strings In Screen Room on Deck, Attached Shelving In Garage

Welcome home to this beautifully designed, 3600+ sqft executive home with a 400+ sqft 3-season outdoor screen room, backing onto the 11th tee box of GlenEagles Golf Course. This home is perfectly positioned to enjoy tranquil views without the worry of stray balls in your back yard—zero in 20 years! Flooded with natural light, this home offers refined character blended with function, ideal for a growing family. Main highlights include hardwood floors, new plush carpet throughout the upper and main floor, charming archways, a wood-burning fireplace with gas lighter in the living room and a gourmet kitchen. Custom millwork cabinets and built-ins enhance both the living room and kitchen, which features a smart ‘triangle’ work flow of stainless steel gas stove, refrigerator with ice/water hookup and sink in the island. The kitchen also features premium quartz countertops with a slate backsplash, a corner pantry, Vacuflor floor sweeper, and extended sideboard with a built-in desk. A versatile flex room off the kitchen is perfect for a formal dining room, home office, or playroom. The patio doors off the dining nook feature a built-in pet door and opens to a fully screened-in large deck that spans the rear of the home, complete with a light-diffusing waterproof ceiling, built-in speakers, gas BBQ hookup, and secure pet access to the yard. The expansive screened in deck truly expands the main floor living space to the outdoors, enabling full enjoyment of the natural beauty surrounding this home and even allowing for BBQing in the rain. The backyard also offers a built in stone patio with a firepit and plenty of private greenspace for the kids or pets. The oversized double garage includes extra storage and a triple-wide driveway, so this home offers 5 private parking spaces (room for two inside & three out front!) The upper level offers a

spacious primary suite across the back of the home and features a cozy gas fireplace, built-in speakers, and incredible golf course views. The spa-inspired ensuite is your private sanctuary, featuring a corner jetted tub, standalone shower, private lavatory, and a generous walk-in closet. The upstairs also offers 2 additional bedrooms which are equitably-sized, a stylish 4-piece main bath, a separate laundry room and ample closet space. Downstairs, the fully developed basement offers a large family / rec room for family movie or game nights, with a wine shelf and wet bar for effortless entertaining. There is a 5 piece bathroom and an enclosed room with french doors and an egress window that would be perfect as a guest bedroom suite, hobby space or a space to set up your home gym. This neighbourhood features walking paths with stunning, expansive views of the river valley and the Rocky mountains, playgrounds and easy access into Cochrane, or east on Hwy 1A to the City of Calgary. Don't miss the chance to make this one-of-a-kind golf course retreat, the backdrop to your family's next chapter. It's more than a home... it's a lifestyle!