

79 Gleneagles Close
Cochrane, Alberta

MLS # A2199063



\$779,000

Division:	GlenEagles		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,805 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: Refrigerator, Microwave Hood Fan, Dishwasher, Stove, Washer + Dryer, Window Coverings-all, Garage Control + Remote(s)

OPEN HOUSE, SATURDAY MARCH 5 12:00 - 2:00 PM. Welcome home to 79 Gleneagles Close, a meticulously maintained, fully finished home in Cochrane's sought after community of Gleneagles. Featuring 4 spacious bedrooms, 4 full bathrooms, and a tranquil backyard that you'll enjoy year-round. A picturesque front veranda adds to the curb appeal of this home and is the perfect sunny spot for your morning coffee. A main floor home office makes a great study space or private space for those work from home days. The open-concept kitchen seamlessly connects to the dining area and family room, creating an inviting space to entertain. From here, step outside to your private backyard oasis, ideal for relaxing or hosting family gatherings. You will appreciate the low maintenance landscaping with beautiful mature trees offering plenty of privacy while backing onto a greenspace and playground. The covered patio is perfect for year-round grilling and comes with a rough-in for a future hot tub. There is a 4 x 8 garden shed ideal for storage, this yard is a must see to be appreciated. The back entrance offers a full 3 piece bathroom, a large laundry room and convenient access to the incredibly clean double garage. Upstairs, the impressive master suite offers beautiful mountain views and features an updated 4-piece ensuite with a separate shower, dual sinks, and upgraded finishes. The 2 additional bedrooms on the second level are bright large sized rooms that share a 4-piece bathroom, also updated. The fully developed lower level includes a fourth bedroom, a 4-piece bathroom, and a spacious family room with built-in sink and separate tv room. Whether you're looking to create a home gym, a second office, or a dedicated games/media room, the basement offers endless possibilities. Take advantage of the stunning mountain views in this

community, and explore the nearby Gleneagles pathways, and access to the renowned Gleneagles 18-hole golf course. Cochrane offers an array of amenities, and this home offers a quick and easy access to Calgary connecting you immediately to the Highway 1A making commuting a breeze. Schedule your private showing today!