

# \$725,000 - 6 Gleneagles Close, Cochrane

MLS® #A2242152

**\$725,000**

4 Bedroom, 4.00 Bathroom, 1,994 sqft

Single Family on 0.16 Acres

GlenEagles, Cochrane, Alberta

Welcome to your dream home! An immaculate and fully finished two-storey residence perfectly positioned on a quiet, desirable street and backing onto the golf course (with no stray balls). Enjoy peaceful mornings and unforgettable evenings with gorgeous mountain views, a beautifully landscaped large yard, and an expansive deck that's perfect for entertaining or relaxing. Perfectly surrounded by mature trees, and with a relaxing fire pit area, this yard is an ideal outdoor oasis. This ideal location gives you a perfect view of the hang gliders from the Cochrane Hill, plus it has easy access to the Glenbow Ranch Provincial Park trails which are part of the Trans Canada Trail system. For those with young families, you'll appreciate the park and playground nearby. Inside, this thoughtfully designed home offers plenty of options and tons of finished living space. The main floor is both functional and elegant, offering a formal dining room, front sitting room, bright breakfast nook, and a large living room with a cozy gas fireplace and gorgeous backyard and golf course views. The kitchen is updated with stainless steel appliances, a corner pantry, island counter, and views that will make meal prep a pleasure. A 2-piece powder room and convenient laundry room complete the main level. The upper level features three spacious bedrooms, including a huge primary suite with a luxurious full ensuite with oversized jetted tub and a walk-in closet. This bedroom is very oversized, easily fitting a



king bed and large furniture while still allowing space to move. Up here, you'll also find two more good sized bedrooms and another full bathroom for kids or guests. Downstairs, the fully developed lower level boasts a fourth bedroom, full bathroom, a large rec room with ceiling outlets, an exercise area, and ample storage for all your needs. The convenient double garage also offers plenty of built-in storage space. Whether you're hosting gatherings or enjoying a quiet evening under the stars, this exceptional home blends comfort, style, and location in one unbeatable package. Don't miss your chance to live in one of the area's most sought-after neighborhoods! (id:6289)

Built in 1995

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | A2242152      |
| Price          | \$725,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Half Baths     | 1             |
| Square Footage | 1,994         |
| Acres          | 0.16          |
| Year Built     | 1995          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 6 Gleneagles Close |
| Subdivision | GlenEagles         |
| City        | Cochrane           |
| Province    | Alberta            |
| Postal Code | T4C1N7             |

**Amenities**

|           |                               |
|-----------|-------------------------------|
| Amenities | Golf Course, Park, Playground |
|-----------|-------------------------------|

|                |                      |
|----------------|----------------------|
| Features       | No neighbours behind |
| Parking Spaces | 4                    |
| Parking        | Attached Garage      |
| # of Garages   | 2                    |

### Interior

|                 |  |
|-----------------|--|
| Appliances      | Refrigerator, Dishwasher, Stove, Microwave |
| Heating         | Natural gas Forced air                     |
| Cooling         | None                                       |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| # of Stories    | 2  |
| Has Basement    | Yes  |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior          | Stucco          |
| Exterior Features | Landscaped      |
| Construction      | Wood frame      |
| Foundation        | Poured Concrete |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|



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