



**31 Gleneagles Terrace  
Cochrane, Alberta**

**MLS # A2303138**



**\$975,000**

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

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	1-26-4-W5
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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, VacuFlo 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

