



**GRASSROOTS**

REALTY GROUP

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**83 Gleneagles Close  
Cochrane, Alberta**

**MLS # A2304283**



**\$719,900**

<b>Division:</b>	GlenEagles		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,868 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Insulated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Level, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Laminate Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** N/A

Tucked away on a quiet street in the sought-after community of GlenEagles, this beautifully cared-for two-storey home offers the kind of privacy and setting that’s becoming harder to find—no rear neighbours and a thoughtfully landscaped backyard that feels more like a personal escape than a typical yard. From the moment you step inside, the home strikes a balance between warmth and functionality, with a welcoming entry that opens into a spacious living area anchored by a cozy gas fireplace. The kitchen is bright and inviting, designed for both everyday living and easy entertaining, with generous cabinetry and a sunny breakfast nook that leads out to a tiered deck overlooking the peaceful outdoor space. A formal dining area provides the perfect setting for hosting, while the front sitting room offers a quiet place to relax and take in views of the front yard. Upstairs, you’ll find a primary suite that feels like a true retreat—complete with a walk-in closet and private ensuite. There are also 2 additional well-proportioned bedrooms and a full bathroom completing this level. The fully developed basement extends the home’s versatility, featuring a large family room with a second fireplace, a fourth bedroom, a dedicated office or den (or 5th bedroom!), laundry, and plenty of storage. Outside, the mature yard invites you to enjoy long summer evenings, whether you’re chasing the sun, finding a shady corner, or simply watching kids and pets play. An insulated double attached garage, central air conditioning, updated asphalt shingles, and standout curb appeal—including an upgraded front and garage door—round out the offering. All of this in a location that blends quiet living with convenient access to schools, amenities, golf, and the mountains—making this a home that delivers both lifestyle and lasting

value.