



**30 Gleneagles View
Cochrane, Alberta**

MLS # A2308711



\$789,900

Division:	GlenEagles		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,237 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, Landscaped, Many Trees, No Ba		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, Laminate Counters, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

PUBLIC OPEN HOUSE - Sunday July 12th from 2:00PM-4:00PM - This beautiful Gleneagles home is fully finished with 3200 sq ft of completed living space. With a desirable location, backing onto the golf course on a quiet street. This is one home you seriously don't want to let go. With 9 ft ceilings on the main floor, this home gives you a taste of traditional elegance. The front living room/dining room is perfect for entertaining, while the great room open to the kitchen works exactly right for everyday living. The large and spacious kitchen give tones of cabinet space along with work space for that little chef in you. On top of all of that you still have the bonus room upstairs with spacious bedrooms, how often do you get it all? The ensuite and walk in closet is perfectly placed in the master bedroom. The fully finished basement gives you two more bedrooms, another rec room and lots of space for storage. So let's recap....that's 5 bedrooms, three living spaces, 3.5 baths, fully finished 3200 plus sq ft, double front attached garage backing onto the golf course. The home has Tile Roofing and Raised Aggregate drive way and sidewalks. This dream home is waiting for you — don't miss it!