



**30 Gleneagles View  
Cochrane, Alberta**

**MLS # A2308711**

**\$799,900**



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

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Tile	<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>	Chandelier, High Ceilings, Laminate Counters, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

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. This dream home is waiting for you & don't miss it!