GRASSROOTS REALTY GROUP

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42 Gleneagles Terrace
Cochrane, Alberta

MLS # A2311053

$869,900

Division:	GlenEagles		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,270 sq.ft.	**Age:**	2002 (24 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heate		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N		

Heating:	In Floor, Forced Air	**Water:**	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Shake	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-LD
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Central Vacuum, Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Skylight(s), Storage, Tankless Hot Water

Inclusions: TV wall mounts on main floor and basement, Shed in backyard (unless buyers would like it removed by sellers prior to possession)

Backing onto a peaceful green space and walking path, this beautifully maintained walkout home in Gleneagles offers the perfect balance of comfort, space, and scenic surroundings. With over 3,300 sq ft of developed living space, this 5-bedroom, 3.5-bathroom home has been thoughtfully designed for both everyday family living and entertaining. Step inside to find a warm and welcoming layout filled with natural light. The home features newer flooring throughout, spacious living areas, and a functional open design that flows comfortably from room to room. The kitchen is both stylish and practical, with quartz countertops, stainless steel appliances, ample cabinetry, and a large island, making it a natural gathering place for family and friends. The adjoining dining and living spaces overlook the backyard and greenspace beyond, while the cozy fireplace adds warmth and character during the colder months. Large windows help create a bright and airy feel throughout the main level. Upstairs, the spacious primary suite offers a relaxing retreat complete with a walk-in closet and a beautifully appointed ensuite, while additional bedrooms provide flexibility for growing families, guests, or home office setups. The fully finished walkout basement adds even more functional living space with an additional bedroom, a full bathroom, and a generous recreation area—perfect for movie nights, a games room, home gym, or multi-generational living. The basement also features comfortable in-floor heating, creating a warm and inviting space year-round. Additional recent upgrades include a new high-efficiency furnace (2024) and a new tankless hot water system (2024), offering improved comfort and efficiency along with valuable peace of mind for years to come. Outside, the backyard provides a quiet place to relax and enjoy the natural setting, with direct access to the walking path, green

space, and just down from the playground! Whether you're enjoying your morning coffee or spending time outdoors with family and friends, this property offers a setting that’s hard to beat. Located near parks, schools, and the renowned The Links of GlenEagles, it’s easy to see why Gleneagles remains one of Cochrane’s most sought-after communities.

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