



**124 Gleneagles Terrace
Cochrane, Alberta**

MLS # A2314525



\$759,000

Division:	GlenEagles		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,861 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped, Lawn, No		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Breakfast Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: Large dresser in basement storage room

This beautiful home offers timeless rustic charm paired with modern updates and a warm, inviting atmosphere throughout. The open-concept main floor showcases vaulted exposed beam ceilings, a striking floor-to-ceiling stone fireplace, and new engineered hardwood flooring that perfectly complements the home's character. The charming kitchen features knotty pine cabinetry, an island with seating for two, and a bright dining area with peaceful views of the beautifully landscaped backyard and green space beyond. Upstairs, the spacious primary retreat offers a relaxing escape complete with an ensuite featuring a soaker tub and beautiful mountain views. Two additional generously sized bedrooms and a full 4-piece bathroom complete the upper level. The fully finished basement provides excellent additional living space with a large family room, office/flex space, and plenty of storage. Outside, enjoy your own private park-like backyard oasis with mature trees, colourful perennials, shrubs, and a tranquil water feature, all backing onto green space and a nearby playground where the kids can safely play so close to home and easily make new friends. Ideally located with quick access to Calgary, and just moments from the extensive pathway system throughout beautiful Gleneagles. Play a round of golf at the Links of Gleneagles just up the street or enjoy dinner at the club house. School bus and COLT, Cochrane's own on-demand transit, stop right in front. Only 30 minute commute to downtown Calgary.