



**10 Eagleview Heights
Cochrane, Alberta**

MLS # A2319742



\$725,000

Division:	GlenEagles		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,244 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 529
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to 10 Eagleview Heights. First time on the market, this meticulously cared for walkout bungalow is on a quiet cul-de-sac in the sought-after community at The Villas of GlenEagles. Step inside to be welcomed by rich refinished hardwood floors, high ceilings and huge south facing windows allowing plenty of natural light. The front foyer leads past a home office or formal dining area to an open kitchen complete with granite countertops, custom tile backsplash, walk-in pantry, stainless steel appliances, and a central island with breakfast bar. The large skylight above creates a bright kitchen space. An adjacent breakfast nook opens to a covered deck which provides picturesque scenery of the GlenEagles golf course and beyond all year long. The comfortable living room has a corner gas fireplace with mantel and full height mirror, and south windows to again take in the beautiful views. The spacious primary bedroom features a walk-in closet and a 4-piece ensuite complete with soaker tub and separate shower. Laundry and a convenient 2-piece bathroom are also located on the main level. As you descend to the walkout basement, you will discover a huge and professionally developed rec room with another corner fireplace with full height mirror, 4-piece bathroom, bedroom(s) and large utility room with ample storage. Wall to wall windows and a sliding door to the patio keep this level bright and cheerful. All poly-B plumbing lines have been professionally replaced and a front drive double attached garage completes the entire package. Come enjoy the maintenance free, lock and leave lifestyle offered in the desirable and friendly community of GlenEagles.