



**31 Gleneagles Terrace
Cochrane, Alberta**

MLS # A2326055



\$948,888

Division:	GlenEagles		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,525 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Off Street, Oversized, See Rem		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Level, No Neighbour		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	1-26-4-W5
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar, Wired for Sound		

Inclusions: Tall Dresser in Primary Walk In Closet, Wine Shelf In Basement Nook Besides Stairs, Original Glass For Patio Door, Exterior Speakers & String Lights In Screen Room on Deck, Attached Shelving In Garage

Welcome home to this custom-built golf course retreat offering over 3,600 sq. ft. of beautifully designed interior living space and a spectacular 400+sqft 3-season screen enclosed outdoor deck, combining exceptional indoor and outdoor living. Perfectly positioned along the 11th tee box of GlenEagles Golf Course, this home captures peaceful golf course views while remaining safely out of range—no stray golf balls in the backyard in over 20 years! This thoughtfully designed home blends timeless character with modern functionality, making it ideal for growing families or those who love to entertain. New plush carpeting throughout the main and upper levels, rich hardwood flooring, elegant archways and a wood-burning fireplace with a gas starter lend a warmth to this home. The gourmet kitchen features custom millwork, new premium quartz countertops, stainless steel appliances, a slate backsplash, corner pantry, VacuFlo floor sweeper and an extended sideboard with a built-in desk. Adjacent to the kitchen, a versatile flex room offers endless possibilities as a formal dining room, home office, or children's playroom. The dining / breakfast nook opens through patio doors to the expansive screened in outdoor living space. Complete with a light-diffusing waterproof ceiling, built-in speakers, gas BBQ hookup, and secure pet access to the yard, this incredible three-season outdoor room seamlessly extends the home's living space. The fully fenced backyard is equally impressive, featuring a beautiful stone patio with a fire pit and plenty of green space for children and pets to play. An oversized double attached garage provides additional storage, while the triple-wide driveway offers additional parking ... off street parking for five vehicles. Upstairs, the spacious primary suite spans the rear of the home, showcasing stunning golf course views, and includes a

cozy gas fireplace, ensuite, and generous walk-in closet. The luxurious ensuite serves as a private retreat with a corner jetted tub, separate shower and private water closet. Two more equally-sized bedrooms, a 4 piece bathroom and dedicated laundry room complete the upper floor. The fully developed sunshine basement is designed for entertaining and family living, featuring a spacious recreation / media room with a wet bar. A 5 piece bathroom, a large 4th bedroom with an egress window and the mechanical room with extra storage completes the basement. Note, there is NO POLYB in this home. Located in the sought-after community of GlenEagles, you'll enjoy picturesque walking paths with breathtaking views of the Bow River valley and Rocky Mountains, nearby playgrounds and quick access to Cochrane or the City of Calgary.