



GRASSROOTS
REALTY GROUP

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**39 Glenvista Place
Cochrane, Alberta**

MLS # A2327179



\$879,000

Division:	GlenEagles		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,337 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Landscap		

Heating: Central, Fireplace Insert, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Cedar Shake

Basement: Full

Exterior: Concrete, Stone, Vinyl Siding

Foundation: Poured Concrete

Features: Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 80

LLD: 1-26-4-W5

Zoning: R-3

Utilities: -

Inclusions: Refrigerator in basement, Black bookshelves/TV stand in family room, white cabinets in garage.

Welcome to GLENEAGLES VISTAS! With unsurpassed views of the Rocky Mountains and Bow River valley. OPEN HOUSE: Friday July 17th, 4:30-7:00pm, Saturday July 18th 1:30-4:00pm. Over 2600sqft of living space this walk out Bungalow has it all. The unobstructed panoramic views draw you in from the moment you walk through the front door. You will feel the warmth of this lovely well maintained home with an abundance of natural light, enhanced with light hardwood floors, a gourmet kitchen with pantry, granite countertops, gas range and a bright sky light. The vaulted ceiling, south/west facing windows frame the magnificent views from the great-room and dining area, adding to the warmth is a floor to ceiling stone gas fireplace. The dining area provides access to the partially covered spacious deck with low maintenance decking and glass railing. Located on this level is the spacious Primary suite with walk in closet, ensuite with soaker tub and shower with benches. The laundry room/mudroom leading to the double attached garage completes this level. As you walk down the stairs to the walk out level you will again be amazed by the mountain and valley views out the large windows and the abundance of natural light. This level offers an open family/rec room, 2 additional good size bedrooms, a full bathroom and large storage areas. From here you access the partially covered patio, the back yard is fully fenced with a beautiful perennial garden, automatic underground sprinkler system and garden shed. Gleneagles Vistas is ideally located on the multi use pathways leading into Cochrane or Glenbow Ranch Provincial Park. Quick access to HWY 1A, 5 min to down town Cochrane and only a 15 min drive to Calgary. Bungalows in Gleneagles Vistas do not come on the market often so be sure to book your viewing today as this beautiful

property is well worth your consideration.