



GRASSROOTS
REALTY GROUP

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31 Gleneagles Terrace Cochrane, Alberta

MLS # A2334182



\$898,888

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:	Double Garage Attached, Driveway, Garage Faces Front, Off Street, Oversize		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, No Back Lane, On Golf Course, See Remarks, Views		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Shake, Wood	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, Natural Woodwork, No Smoking Home, Pantry, See Remarks, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		

Inclusions: TV MOUNTS, SOUND SYSTEM INCLUDING BOSE SPEAKERS WIRED IN BSMT THEATRE ROOM, RECEIVER & SUBWOOFER, EXTERIOR SPEAKERS & STRING LIGHTS IN SCREEN ROOM, ORIGINAL GLASS FOR PATIO DOOR, TALL DRESSER IN WALK-IN CLOSET IN PRIMARY BEDROOM, WINE SHELF IN BSMT NOOK BESIDE THE STAIRS, ATTACHED SHELVEING IN GARAGE

OPEN HOUSE TODAY, SUN. AUG. 23 BTWN NOON -3:00 pm ***CUSTOM-BUILT 4 BR FAMILY HOME | 3,600+SQFT | VIEW & BACKS ONTO GOLF COURSE | SCREENED-IN DECK | FULLY-FENCED YARD | WOOD-BURNING & GAS FIREPLACES | SUNSHINE BASEMENT | UPPER-FLOOR LAUNDRY ROOM | OVERSIZED DBL ATTACHED GARAGE & 3-VEHICLE DRIVEWAY*** This beautifully maintained 4 bedroom, 3.5 bath home offers over 3,600sqft of developed living space, in an unbeatable family-friendly location. The main floor features a thoughtfully designed, open-flow layout with hardwood floors, brand-new plush carpeting and touches of character through arches, a tray ceiling and curved island. The gourmet kitchen is the heart of the home with custom cabinetry, new premium quartz countertops, stainless steel appliances, corner walk-in pantry, and an extended hutch with a built-in desk. The breakfast nook opens onto an impressive 400+sqft screened-in deck featuring a light-diffusing waterproof ceiling, built-in speakers, gas BBQ hookup and pet access to the yard. The welcoming living room showcases a built-in feature wall and a stone-surround wood-burning fireplace with a gas starter, while the adjacent flex room offers endless possibilities as a formal dining room, home office or children's playroom. Upstairs, the spacious primary retreat overlooks the golf course and includes a gas fireplace, walk-in closet and ensuite with a corner jetted tub, separate shower and private water closet. Two additional equitable bedrooms, a full bath and an upper-floor laundry room complete this level. The fully developed sunshine basement is ideal for entertaining, featuring a large rec room with a wet bar and a media area complete with wired surround sound, including Bose speakers, subwoofer, receiver and all the wiring for your projector and

screen. A fourth bedroom with a very large egress window, a 5-piece bath and extra storage complete the lower level. For added buyer confidence, note that this home has ***NO Poly-B plumbing***. Outside, enjoy the fully fenced backyard that has plenty of room for children and pets, and a beautiful stone patio with firepit. The oversized double attached garage provides additional storage, while the extended driveway accommodates 3 vehicles, for a total of 5 off-street parking spaces. Families appreciate the strong sense of community and access to Cochrane's excellent public, Catholic, French and homeschooling options, along with convenient access to healthcare, Calgary and the mountains to the West. Residents of Gleneagles enjoy over 13 acres of parks and greenspace with playgrounds and extensive walking and cycling pathways, direct access to Glenbow Ranch Provincial Park, championship golf, abundant wildlife and picturesque views of the spectacular Rocky Mountains, Bow River, colourful sunsets and vivid displays of the Northern Lights. This exceptional golf course home offers the space, lifestyle, and location that a family needs. Book an opportunity today to see it for yourself!