



GRASSROOTS
REALTY GROUP

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**22 Glensummit Close
Cochrane, Alberta**

MLS # A2335002



\$615,000

Division:	GlenEagles		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,213 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Cedar Shake

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)

Inclusions: None

Water: -

Sewer: -

Condo Fee: \$ 122

LLD: -

Zoning: R3

Utilities: -

This home is one of a kind in this subdivision. A bungalow with a completely finished basement. This lovely home has ceramic tile, Hardwood, and carpeted flooring throughout. the main floor has two bedrooms, a two piece bathroom and a four piece ensuite. The kitchen is large and has a large island, and there is a good sized pantry as well. The dining area backs on to a good sized deck with a pergola. The big living room also comes with a three sided gas fireplace for those cold winter nights. the primary bedroom has a good sized ensuite with a tub, a walk-in shower and walk-in closet. The basement is completely finished with a large bedroom, a storage room, a four piece bathroom, a laundry room and a family room with a gas fireplace. There is also lots of storage in the furnace room away from the furnace and hot water tank. The double garage has a brand new door, opener and keypad. there is a limited view of the mountains from the front bedroom and a short walk around the neighborhood will get you stunning views of the mountain range. This home will not last long, so make your appointment today to see it and make it your own.