



GRASSROOTS
REALTY GROUP

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**316, 1 Glensummit Close SE
Cochrane, Alberta**

MLS # A2337460



\$619,000

Division:	GlenEagles		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,924 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Cedar Shake
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, No Animal Home

Water:	-
Sewer:	-
Condo Fee:	\$ 122
LLD:	1-26-4-W5
Zoning:	R-MX
Utilities:	-

Inclusions: na

Welcome to the highly sought-after Summit of Gleneagles — a private crescent enclave in Cochrane known for its family-friendly atmosphere, near-zero traffic, and exceptional pride of ownership. This exclusive corner unit sits in one of Cochrane's most desirable and low-turnover pockets. The Summit offers its own snow removal and community landscaping, with homes backing onto green space, and one of the quickest commutes into northwest Calgary. Homes here rarely come to market and are quickly claimed when they do. Enjoy a south-facing sunny backyard and a good-sized yard that maximizes outdoor living and natural light. Inside you'll find an open layout, a main floor office, and a good-sized bonus room — perfect for family living, working from home, or entertaining. As a corner unit, this home benefits from extra privacy, enhanced natural light, and a more spacious outdoor feel. The great neighbourhood offers quiet, elevated living while remaining minutes from downtown Cochrane amenities, schools, shopping, pathways, and the Links of GlenEagles Golf Course. This is the best of both worlds: peaceful, sunny living with convenient city access. Homes in this crescent do not last. Book your showing today.