



GRASSROOTS
REALTY GROUP

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112, 1000 Glenhaven Way
Cochrane, Alberta

MLS # A2338624



\$649,900

Division:	GlenEagles		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,425 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Front Yard, Landscaped, No Back Lane, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 554
Basement:	Full	LLD:	1-26-4-W5
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None.		

Bright, spacious, and meticulously maintained, this villa bungalow offers a FULLY DEVELOPED WALK OUT BASEMENT, MOUNTAIN VIEWS, and over 2,700 sq ft of beautifully finished living space. The open and airy main level features hardwood floors and introduces a welcoming living room anchored by a feature fireplace, along with a generous dining area ideal for hosting family and friends. The kitchen is tastefully finished with an eating bar, ample counter and storage space, and stainless steel appliances. A private office is thoughtfully tucked off the foyer—perfect for a dedicated work from home setup. The primary bedroom is conveniently located on the main level and includes a walk in closet and a private 4 piece ensuite with a relaxing soaker tub and separate shower. A combined laundry/mudroom and a 2 piece powder room complete the main floor. The walk out basement expands the living space with a huge family/recreation room highlighted by a second fireplace, a well sized second bedroom, a 4 piece bath, and abundant storage. Additional features include a double attached garage, a large southwest facing deck showcasing beautiful mountain views, and a covered patio. Perfectly positioned in one of Cochrane's most sought after communities, this lovely home offers a peaceful setting surrounded by the natural beauty of Gleneagles. Enjoy nearby walking paths, parks, the renowned Gleneagles Golf Course, excellent schools, and quick access to both downtown Cochrane and Calgary.