



GRASSROOTS
REALTY GROUP

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**138 Gleneagles View
Cochrane, Alberta**

MLS # A2342624



\$890,000

Division:	GlenEagles		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,592 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Window Coverings, Retractable Front Screen Door, Irrigation System & Garage Heater

A FRESH PRICE. **OPEN HOUSE TODAY, SUNDAY, SEPT 27 11am to 1pm**. NOW OFFERED AT \$890,000, this beautifully maintained five bedroom walk out bungalow in GlenEagles offers something remarkably difficult to find, main floor living without giving up space your family still needs. Lovingly cared for by its original owners, this pristine walkout bungalow offers approximately 3,077 sq. ft. of developed living space with two bedrooms plus a dedicated office on the main level and three additional bedrooms below. It is an ideal layout for families with teenagers or adult children at home, frequent guests, extended family, or anyone wanting the convenience of bungalow living without sacrificing space. The bright main floor feels warm and welcoming, with large south-facing windows filling the principal rooms with natural light. A beautiful three-way fireplace anchors the living spaces, creating a natural gathering place for everyday life and special occasions. The kitchen sits at the heart of the home with stone countertops, an island and pantry, while the spacious primary retreat offers a five-piece bathroom with dual sinks and soaker tub. A second main-floor bedroom, dedicated front office and main-floor laundry with sink add exceptional everyday functionality. Downstairs, the fully developed walkout creates an entirely different living environment. Three generous bedrooms, a full bathroom and expansive recreation area provide room for older children, guests, hobbies, games and movie nights. A second gas fireplace adds warmth, while large windows and direct backyard access keep the lower level bright and connected to the outdoors. Outside, the beautifully maintained yard backs onto green space with access to the pathway system leading toward The Links of GlenEagles. Underground irrigation, elevated garden beds, a south-facing garden and storage shed

make the outdoor spaces both beautiful and practical. The oversized heated garage, measuring approximately 26'6" x 19'4", offers additional length for vehicles, storage, hobbies and recreational equipment, complemented by an extra-width driveway. Best of all, the work has been done. Thoughtful updates include a newer furnace, oversized central air conditioning, replacement of the majority of the windows, UV tint on south-facing windows, premium single-cell window coverings, a newer garage door, irrigation and a retractable front screen door. Meticulously maintained and truly move-in ready, there is no immediate project list waiting for you. Simply unpack and enjoy fall in GlenEagles: Thanksgiving dinners, crisp pathway walks, cozy evenings beside the fireplaces and the holiday season ahead. For buyers who thought bungalow living meant downsizing their lifestyle, this home offers a wonderful alternative: main-floor living with room for everyone. We invite you to experience it for yourself. Book your private showing today and discover just how beautifully this home could fit your family.