



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

120 Gleneagles Terrace
Cochrane, Alberta

MLS # A2346465



\$649,900

Division:	GlenEagles		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,659 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Front Yard, F		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Garden Shed		

Welcome to this uniquely designed 1.5-storey home, offering a versatile layout that's perfect for every phase of life—from growing families and multi-generational living to effortless entertaining. The spacious primary suite occupies the entire upper level, creating a private retreat complete with an adjoining sitting room - ideal as a nursery, home office, or quiet reading space. The ensuite features a jetted tub, a separate shower, and an enclosed water closet for added privacy. On the main floor, you'll find a versatile flex room and a full 4-piece bathroom making the perfect setup as a bedroom for guests or an aging parent who requires main-level living. The dining room showcases an open vaulted ceiling, adding warmth and architectural character to the heart of the home. The fully finished lower level is designed with teens and entertaining in mind, offering two additional bedrooms, a spacious theatre room, and a bar/refreshment area that's perfect for movie nights and gatherings. A dedicated hobby and craft room provides the ideal space for creative projects while also offering excellent storage flexibility to suit your needs. Step outside to enjoy a private, beautifully landscaped backyard backing onto a scenic pathway system. Relax or entertain on the expansive deck while enjoying the mature landscaping and fruit trees. Located just steps from a playground, where the kids can safely play close to home and easily make new friends. This charming home combines privacy, functionality, and an unbeatable location. Conveniently located near school bus stops and COLT, Cochrane's on-demand transit service. This exceptional community also boasts an easy 30-minute commute to downtown Calgary. Gleneagles offers an extensive network of picturesque pathways winding throughout the community, perfect for walking, cycling, and enjoying the beautiful surroundings.

Tee off at the public Links of Gleneagles Golf Course, located just up the street, or unwind with dinner at the clubhouse.