



GRASSROOTS
REALTY GROUP

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10 Eagleview Heights Cochrane, Alberta

MLS # A2347318



\$759,900

Division:	GlenEagles		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,249 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 529
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s)		

Inclusions: n/a

Ready to enjoy peace, beauty and convenience? This meticulously cared-for walkout bungalow sits on a quiet cul-de-sac in the sought-after Villas of GlenEagles. Step inside to high ceilings, rich refinished hardwood floors, and modern, updated finishes throughout. Large south-facing windows flood the home with natural light, seamlessly bringing the surrounding scenery indoors. The front foyer leads past a home office or formal dining area to a bright kitchen featuring granite countertops, a custom tile backsplash, stainless steel appliances, a walk-in pantry, a central island, and an overhead skylight. The adjacent breakfast nook opens to a covered deck with picturesque, year-round views of the GlenEagles golf course. Nearby, the inviting living room centers around a cozy corner gas fireplace, perfect for gathering with family and friends. The main-floor primary suite boasts a walk-in closet and a 4-piece ensuite with a soaker tub and separate shower. Main-floor laundry and a powder room add ultimate daily convenience. Downstairs, the professionally developed walkout basement features a massive rec room with a second gas fireplace, wall-to-wall windows, additional bedroom space, a 4-piece bathroom, and ample storage. Sliding doors lead directly to the covered patio for seamless outdoor living. With fully replaced poly-B plumbing and a double attached garage, this home offers complete peace of mind. Combine these contemporary touches with Cochrane's exceptional quality of life, scenic trail networks, and welcoming atmosphere, and you have the perfect sanctuary for a comfortable, maintenance-free lifestyle.