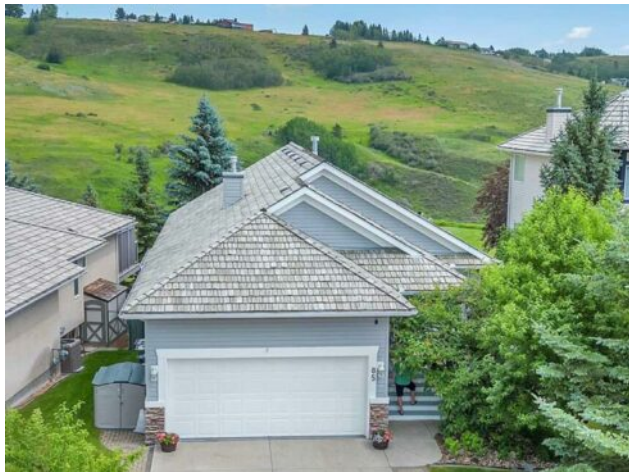


85 Gleneagles Terrace
Cochrane, Alberta

MLS # A2147617



\$899,000

Division:	GlenEagles		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,341 sq.ft.	Age:	2000 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In, Fruit Trees/		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Shake, Wood	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, French Door, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: n/a

Conditionally sold. Homes like this don't come often... it is gorgeous upstairs, downstairs and outside! This walk-out bungalow backs onto the golf course and has panoramic valley views! This modern farm house home has gone through a complete transformation from by a designer. Upstairs features an amazing large kitchen with a huge island, s beautiful apron sink and breakfast nook with patio door to the raised deck. The cozy living room features a 3 way fireplace and large windoes to enjoy the valley views. There is a formal dining room with a beautiful chandelier and an office/den with french doors for pivacy. The primary bedroom features another patio door to the raised deck and an dream ensuite with soaker tub and separate shower and a walk-in closet. The engineered oak floors give the home warmth and they continue thoroughout the main floor, stairs and into the walk-out basement with heated floors. Downstairs there are two massive bedrooms, and a huge family room too! There is plenty of storage including a temperature control storage room under the stairs for the wine-lovers! The home itself is enough to check off all the boxes but wait until you really appreciate everything this lot placement, landscaping and outdoor spaces have to offer... Even though the lot backs onto the golf course it is extremely private with a combination of elevation and trees (there is an apple, pear and cherry tree among others) There are beautiful gardens in the front and the back, a covered lower patio, a fire pit, a dog run and a front porch too. The rasied deck has a gas line for the BBQ for you to enjoy the uninterrupted panoramic views. Do not miss out on this spectaculat property. Call your favorite REALTOR today before you are too late.