

# \$779,000 - 79 Gleneagles Close, Cochrane

MLS® #A2199063

**\$779,000**

4 Bedroom, 4.00 Bathroom, 1,805 sqft  
Residential on 0.14 Acres

GlenEagles, Cochrane, Alberta

OPEN HOUSE, SATURDAY MARCH 5 12:00 - 2:00 PM. Welcome home to 79 Gleneagles Close, a meticulously maintained, fully finished home in Cochrane's sought after community of Gleneagles. Featuring 4 spacious bedrooms, 4 full bathrooms, and a tranquil backyard that you'll enjoy year-round.

A picturesque front veranda adds to the curb appeal of this home and is the perfect sunny spot for your morning coffee. A main floor home office makes a great study space or private space for those work from home days. The open-concept kitchen seamlessly connects to the dining area and family room, creating an inviting space to entertain. From here, step outside to your private backyard oasis, ideal for relaxing or hosting family gatherings. You will appreciate the low maintenance landscaping with beautiful mature trees offering plenty of privacy while backing onto a greenspace and playground. The covered patio is perfect for year-round grilling and comes with a rough-in for a future hot tub. There is a 4 x 8 garden shed ideal for storage, this yard is a must see to be appreciated. The back entrance offers a full 3 piece bathroom, a large laundry room and convenient access to the incredibly clean double garage.

Upstairs, the impressive master suite offers beautiful mountain views and features an updated 4-piece ensuite with a separate shower, dual sinks, and upgraded finishes.



The 2 additional bedrooms on the second level are bright large sized rooms that share a 4-piece bathroom, also updated.

The fully developed lower level includes a fourth bedroom, a 4-piece bathroom, and a spacious family room with built-in sink and separate tv room. Whether you're looking to create a home gym, a second office, or a dedicated games/media room, the basement offers endless possibilities.

Take advantage of the stunning mountain views in this community, and explore the nearby Gleneagles pathways, and access to the renowned Gleneagles 18-hole golf course. Cochrane offers an array of amenities, and this home offers a quick and easy access to Calgary connecting you immediately to the Highway 1A making commuting a breeze. Schedule your private showing today!

Built in 1996

### **Essential Information**

MLS® #	A2199063
Price	\$779,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,805
Acres	0.14
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	79 Gleneagles Close
Subdivision	GlenEagles
City	Cochrane

County	Rocky View County
Province	Alberta
Postal Code	T4C 1N7

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Granite Counters
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Three-Sided
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Backs on to Park/Green Space, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	14
Zoning	R-LD
HOA Fees	125
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.