

# \$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

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, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed March 20th, 2025  
Days on Market 13  
Zoning R-LD  
HOA Fees 125  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office CIR Realty

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