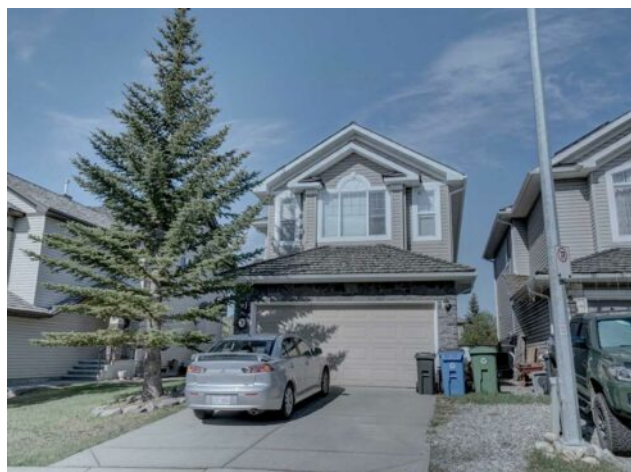


70 Glensummit Close  
Cochrane, Alberta

MLS # A2221330



## \$599,000

<b>Division:</b>	GlenEagles		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,892 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Shingle, Wood	<b>Condo Fee:</b>	\$ 124
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	single-family
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Internet Access, Cable Connected, DSL, Electric
<b>Features:</b>	Kitchen Island, Pantry		

**Inclusions:** N/A

Spacious 3 bedroom 2.5 bathroom detached house in a quiet community, offering over 2500 sq ft of living space. In addition to the living room, there is a large, bright bonus space on the upper level with high ceilings. The upper level features great family layout, with a primary bedroom with large ensuite bathroom and walk in closet, along with two other bedrooms and another full bathroom. features Private fenced backyard, open plan kitchen and large finished basement. Park in the double car garage or the two car driveway. The property backs onto path leading to a playground. Easy access to highway 1A and Calgary, and a short drive to the mountains.