

**27 Gleneagles Terrace
Cochrane, Alberta**

MLS # A2271152

\$749,000



Division:	GlenEagles		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,019 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Lawn, On Golf Course, See Remarks, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Cork, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		
Inclusions:	Hot tub, 2 Electric fireplaces, Attached TV in Basement, Ping Pong Table		

Welcome to 27 Gleneagles Terrace, an inviting, beautifully updated home backing onto the rolling fairways of the GlenEagles Golf Course. Thoughtfully designed with sun-filled living spaces and charming character details throughout, this 2-storey offers over 2,800 sq ft of finished living space in one of Cochrane's most sought-after communities. The main floor features a bright front office with custom built-ins, a welcoming foyer with a bold statement door, and a spacious living room with soaring ceilings, large windows, and a feature fireplace framed by stylish tile and built-ins. The refreshed kitchen is both functional and eye-catching, showcasing crisp white cabinetry, granite counters, a centre island with seating, stainless steel appliances, and a modern tile backsplash. The dining area enjoys peaceful views of the golf course and easy access to the deck. Upstairs, the primary suite overlooks the treed landscape and features a window bench, built-in shelving, a walk-in closet, and a serene 5-pc ensuite. Two additional bedrooms and a full bath complete the level. The fully developed basement is perfect for family living, offering a large recreation room with a sleek fireplace feature wall, media area, gym space, and ample storage. Step outside to your private backyard oasis, where mature trees create a natural buffer and the hot tub provides the perfect spot to relax while watching the wildlife pass by. This is truly a great setting in Glen Eagles, quiet, scenic, and connected to Cochrane's extensive pathway system. Beautifully maintained and move-in ready, this home combines comfort, style, and an unbeatable location. Don't miss your chance to live on the golf course in Glen Eagles!