

**63 Glensummit Close  
Cochrane, Alberta**

**MLS # A2276908**

**\$599,900**



|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | GlenEagles   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,612 sq.ft.   | <b>Age:</b>   | 2004 (22 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway, On Street                                |               |                   |
| <b>Lot Size:</b> | 0.09 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Front Yard, C |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Fireplace(s), Forced Air   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Cedar Shake  | <b>Condo Fee:</b> | \$ 124 |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Vinyl Siding   | <b>Zoning:</b>    | R-MX   |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A  |                   |        |

Here is everything you could ever dream of, all in one place! With over 2400 SQ FT of living space, this bright, beautiful, open-concept, RANCHER-CHIC, 2 storey home with FULLY FINISHED WALK-OUT BASEMENT is a true winner! This home is something to see, with a grand entrance, vaulted ceilings and loads of gorgeous, natural light beaming through the BIG windows. More wonderful features include: 4 OVERSIZED bedrooms- easily fitting KING BEDS, 4 BATHROOMS, solid oak cabinets, granite countertops, newer stainless-steel appliances, vinyl plank flooring, gas fireplace with stone surround, oversized island, bonus room for your home office, walk through pantry, upgraded vanity, large deck off the kitchen, gas line to deck, double attached garage and new washer and dryer. This home has an acreage feel but is less than 3 minutes to downtown Cochrane. It has mountain views but is less than a 10-minute commute to Calgary. Sip your morning coffee on your large deck in the sun with the horses and goats just out your private, treed, fully fenced, perennial filled backyard. Maybe take a spin down into Cochrane with over 80kms of bike trails- it's a bikers dream location. This home is 5 STARS\*\*\*\*\* WILL NOT DISAPPOINT!