

**62 Eagleview Heights  
Cochrane, Alberta**

**MLS # A2280759**

**\$714,900**



<b>Division:</b>	GlenEagles	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	Attached-Side by Side, Bungalow	
<b>Size:</b>	1,412 sq.ft.	<b>Age:</b> 1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive	
<b>Lot Size:</b>	0.19 Acre	
<b>Lot Feat:</b>	Irregular Lot	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 523
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Skylight(s), Soaking Tub, Track Lighting, Wet Bar		
<b>Inclusions:</b>	N/A		

A RARE FIND! First time offered to market for this family owned and loved villa! The "Lorette III", beautifully built by Beattie Homes, is a popular plan offering 10' main floor ceilings, skylight, transom windows, timeless oak hardwood, trim and railings. Open concept features a great room with a corner gas fireplace, trimmed in tile and finished with an oak mantle plus mountain views from the picture window. The kitchen has a center island with a raised breakfast bar, step-in pantry and sliding doors from the dining nook to the deck and BBQ. From the deck enjoy the splendor of the beautiful Bow Valley, the manicured landscaping of Gleneagles Golf Course and the majestic Rocky Mountains! The spacious primary suite has a 5 pc ensuite (separate shower stall and jetted tub) and walk-in closet. Completing the main floor is a full-size formal dining room plus a private home office, 1/2 bath for guests, laundry/mudroom and direct access into the double attached garage. The lower-level walk-out offers an additional 1,200 sqft of professionally developed living space, offering 9' ceilings, in-floor heating, rec room with 2nd gas fireplace and custom wet bar, games/gym area, two additional bedrooms with walk-in closets, 4 pc bathroom and a huge storage/utility room (new HE furnace and HWT within the last 2 years). This choice villa location is on a quiet cul-de-sac and backs onto a green space with mountain views from both levels. Beautifully maintained, but in original condition - the perfect opportunity to upgrade and personalize to your liking. The Villas at Gleneagles is known for its wonderful sense of community, the many walking paths, the open green spaces and the spectacular valley and mountain views. Minutes from all the amenities in Cochrane: walking and bike trails, award-winning SLS Rec Centre and MacKay's Ice Cream

Shop, just 10 minutes to Calgary, 15 minutes to the Tuscany LRT Stn and 25 minutes to YYC. June 1 possession preferred but negotiable. The Villas at Gleneagles is truly an investment in both real estate and lifestyle!