

16 Eagleview Heights NW Cochrane, Alberta

MLS # A2283185



\$744,800

Division:	GlenEagles		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,452 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.20 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Level, Many		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 548
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

OPEN HOUSE 02/14 and 02/15 12:30pm - 5:00pm! Perched above Cochrane with Rocky Mountain views, this walk-out bungalow is ready for its next owner. Here, you’re not just buying a home; you’re joining a friendly, welcoming neighbourhood where neighbors become friends and life feels a little more peaceful. This well-loved home checks off all your boxes and fits a lock-and-leave lifestyle without skimping on space. With 10-foot ceilings on the main floor, this well-crafted Beattie home includes a private den/office, formal dining area, bright kitchen with island flowing into the living room & all anchored around a 3-way fireplace glow. The primary bedroom has a walk-in closet and a four-piece ensuite. The main level also includes a guest bath, convenient laundry, and a deck that invites you to soak in the surroundings. Descend to the lower level where you will discover a second gas fireplace. Nine-foot ceilings and huge south-facing windows remove that ‘basement feel’. This space, with its own separate entry, offers a large family room, an additional guest bedroom, a full bath, and plenty of extra storage. Numerous thoughtful updates include NEW windows and freshly painted walls and ceilings (2026), newer stainless-steel appliances (2022/23), a Carrier Infinity Central AC system (2021), and a newer Roof (2022) - offering true peace of mind. The immaculate double attached garage adds even more practicality to this move-in ready home. Without doubt, this home has been truly cared for & a warm, welcoming haven in a community that feels just the same. Your dream space is clear and fresh & just waiting for your stories to fill the walls. Ready to claim your perfect haven? Reach out to your favourite REALTOR® to book your appointment today.