

114, 1000 Glenhaven Way  
Cochrane, Alberta

MLS # A2287184



## \$739,000

<b>Division:</b>	GlenEagles		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,409 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 554
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)

**Inclusions:** TV mounts

Hello, Gorgeous! Located in the desirable community of GlenEagles in Cochrane, this well-maintained walkout bungalow offers 1,408 sq. ft. above grade plus a fully developed lower level. The main floor features a bright living room with fireplace and valley views, a kitchen with granite countertops and raised island, a breakfast nook with access to the south-facing deck, and a formal dining area. A dedicated main-floor office/den provides flexibility for working from home. The primary bedroom includes a walk-in closet and 5-piece ensuite with in-floor heating and updated glass shower. Main-floor laundry and a powder room add convenience. The fully developed walkout basement offers two additional bedrooms, a 3-piece bathroom, a spacious recreation room with second fireplace, and access to the lower patio. Additional features include refinished hardwood floors, updated appliances, newer roof and hot water tank, upgraded attic insulation, central vacuum, and no Poly B plumbing. The double attached garage is insulated and drywalled with hot and cold water taps. Condo fees include landscaping, snow removal, exterior maintenance, and building insurance. Close to Highway 1A, pathways, and golf, this home offers comfortable living in a scenic setting.