

89 Gleneagles Terrace
Cochrane, Alberta

MLS # A2319999



\$975,000

Division:	GlenEagles		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,902 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Enclosed, Garage Door Opener, Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Front Yard, C		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Fridge/freezer in Basement		

Extensively renovated from top to bottom, this exceptional 1,902 sq. ft. two-storey walkout offers the rare combination of premium craftsmanship, sophisticated finishes, and an unbeatable golf course and ravine setting with spectacular views and privacy. Meticulously maintained and thoughtfully modernized over three fully finished levels, providing an exclusive opportunity to own a truly turn-key property in the highly desirable community of Gleneagles. Each individual living space radiates warmth and comfort curated by the elements of the timeless design throughout. The main and upper floors have been transformed with elegant wire-brushed oak hardwood, flat ceilings, and a beautifully redesigned chef-inspired kitchen featuring custom solid wood cabinetry, quality finishes, and refined architectural style. Every bathroom has been thoughtfully reimagined with elevated finishes and exceptional attention to detail, including a luxurious spa-like 5-piece ensuite and an elegant 4-piece main bath, enhanced with heated floors for year-round comfort. The fully finished walkout level continues the home's impressive pedigree of finish, providing generous additional living space warmed by a cozy fireplace and ample natural light. Outdoor living has been equally well considered, with professionally landscaped grounds, underground irrigation, an enclosed lower sunroom, storage shed, and both upper and lower decks complete with gas connections for barbecues or outdoor heating. Further substantial improvements include a composite front porch with custom curved railings, PEX plumbing throughout, a heated garage with additional sub-panel ready for EV charging, and countless additional modernizations that reflect the care and quality invested in the home. Opportunities to acquire a walkout property with this level of renovation, craftsmanship, and pride of ownership are

exceptionally rare — especially in such a coveted golf course location. Gleneagles is ideally located with quick access to and just moments from the extensive pathway system throughout beautiful Gleneagles. Play a round of golf at the Links of Gleneagles just up the street or enjoy dinner at the club house. School bus and COLT, Cochrane's own on-demand transit, stops near by. Only 30 minute commute to downtown Calgary.