

114-1000 GLENHAVEN WAY

Cochrane, AB

HELLO, *Gorgeous!*

A rare walkout bungalow in GlenEagles — offering mountain views, main-floor living, and exceptional flexibility in one of Cochrane's most scenic communities.

From the moment you arrive, the peaceful setting and elevated positioning make an impression. Inside, this thoughtfully maintained home offers 1,408 sq. ft. above grade plus a fully developed walkout basement designed for comfort and function.

MAIN FLOOR HIGHLIGHTS

- Bright living room with fireplace and valley views
- Spacious kitchen with granite countertops and raised island
- Breakfast nook with access to south-facing deck
- Formal dining area for hosting
- Dedicated main-floor office / den
- Main-floor laundry
- Primary retreat with walk-in closet
- 5-piece ensuite with in-floor heating and updated glass shower

Designed for effortless everyday living, the main level offers both openness and privacy — ideal for downsizers or professionals seeking single-level comfort.

FULLY DEVELOPED WALKOUT BASEMENT

Downstairs extends the home beautifully with:

- Large recreation room with second fireplace
- Two generous bedrooms
- 3-piece bathroom with cheater access
- Direct access to lower walkout patio
- Large unfinished storage room with sink

Whether for guests, visiting family, or hobby space, this level adapts with ease.

OUTDOOR LIVING

Enjoy elevated GlenEagles scenery from:

- South-facing rear deck with mountain and valley views
- Lower walkout patio
- Landscaped setting backing onto green space
- Quiet, low-traffic location

This home offers peaceful outdoor living with minimal maintenance.

This home delivers low-maintenance living without sacrificing square footage or flexibility. It's spacious where it matters, scenic where it counts, and carefully maintained for peace of mind.

GARAGE & PRACTICAL FEATURES

- Double attached garage
- Insulated and drywalled
- Hot and cold water tap
- Central vacuum system
- Two fireplaces
- Landscaped lot

Condo fees include landscaping, snow removal, exterior maintenance, irrigation, and building insurance — simplifying day-to-day living.

THOUGHTFUL UPDATES

- White oak hardwood floors refinished (2021)
- Granite countertops and updated backsplash
- Updated ensuite glass shower
- Attic insulation upgraded to R-50
- Fridge & dishwasher replaced (2023)
- Washer & dryer replaced (2021)
- Roof replaced approximately 18 months ago
- Hot water tank replaced approximately 18 months ago
- No Poly B plumbing

WHY YOU'LL LOVE IT

Walkout bungalows in GlenEagles rarely become available — especially ones offering mountain views, main-floor office space, and thoughtful upgrades throughout.

LET'S MAKE YOUR NEXT MOVE A POSITIVE ONE!

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