

# \$660,000 - 104, 1000 Glenhaven Way, Cochrane

MLS® #A2215309

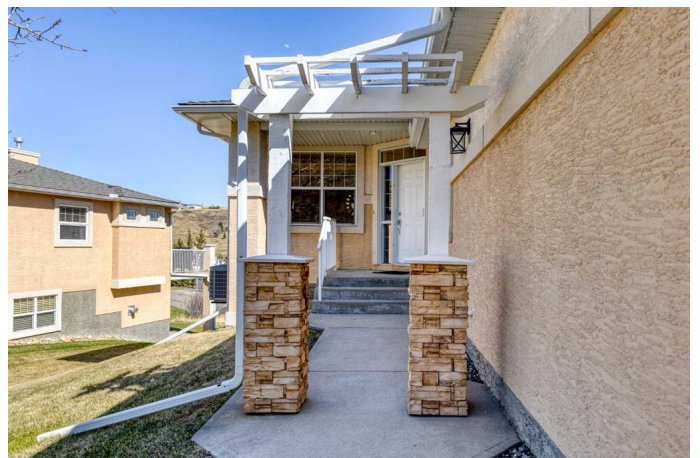
**\$660,000**

2 Bedroom, 3.00 Bathroom, 1,583 sqft

Residential on 0.13 Acres

GlenEagles, Cochrane, Alberta

Bright and well maintained villa in sought after Glenhaven. This spacious 2 bedroom + den property has an abundance of natural light and a neutral colour palette throughout. As you enter, enjoy a spacious and welcoming first impression with the beautiful formal dining room to greet your guests. On the opposite side of the foyer is the generously sized den with glass french doors. The oak kitchen has an abundance of storage and counter space with a corner pantry, while the raised eating bar and adjacent nook provide versatility for seating and entertaining. The living room features a gas fireplace and great views. A spacious main floor master bedroom suite can accommodate a king sized bed and large furniture. There is a walk-in closet and 5 piece ensuite bathroom. Laundry is also located on the main level in the garage entry/ mud room, while a nearby 2 piece powder room is discretely tucked away beside. The lower walkout level is fully developed and offers an incredible amount of extra living area, a bright exposure and flexible layout. The family room has a gas fireplace with a large open area that could be customized for your needs. The second bedroom has lovely views and great 4 piece bathroom beside. An excellent craft / hobby room provides room for your activities or extra storage and leads to the mechanical room behind. This home provides two relaxing outdoor spaces with both an upper level deck and lower concrete patio. Double attached garage + a large parking pad in front provides



plenty of parking. Estate sale -property is sold as is, where is. Open House Saturday, May 17 11am - 1pm.

Built in 2002

### **Essential Information**

MLS® #	A2215309
Price	\$660,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,583
Acres	0.13
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	104, 1000 Glenhaven Way
Subdivision	GlenEagles
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C1Y9

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Built-In Electric Range, Freezer

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Gentle Sloping, Landscaped
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	2
Zoning	R-MX
HOA Fees	125
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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