

# \$738,000 - 47 Glensummit Close, Cochrane

MLS® #A2199839

**\$738,000**

3 Bedroom, 4.00 Bathroom, 2,085 sqft  
Residential on 0.11 Acres

GlenEagles, Cochrane, Alberta

Aptly named, Glensummit is perched atop the hill towering above Cochrane, providing sweeping views in every direction. Overlooking the outer ridge, this sunny Southeast rear facing home has panoramic ravine views from all levels and a view of the majestic Rocky Mountains from the bonus room & primary bedroom and outdoor living spaces. Located with convenient access to Highway 1A, you won't fight traffic getting out of town, offering a 35 minute commute to downtown Calgary. Enter this functional layout greeted by high ceilings open to above creating a feeling of spaciousness . The main floor offers the convenience of a flex space that can be used as a home office or dining room, which flows beautifully into an open living space, dining nook, and kitchen. Designed with functional everyday living in mind, organization is easy with a roomy walk-through pantry which leads to a spacious back entrance with laundry and sink, and the fully finished heated garage. The ideal top floor layout provides a sizeable primary bedroom which hosts a walk-in closet and four-piece ensuite with soaker tub. In addition to the three bedrooms, the upper level offers a large bonus room with vaulted ceilings, providing the perfect space for a Family TV room or an additional living space. The bright and sunny lower level walks out to the back yard, and features a kitchenette, perfect for canning, extra cooking and food storage or craft/hobby space. This also provides the opportunity for a live in nanny ,



rental opportunity, or a private living space for an independent family member. Step out onto the low maintenance professionally landscaped backyard, with ample space for patio furniture, a fire table, and a gazebo or pergola. Enjoy miles of pathway just outside your door, and take advantage of the surrounding nature with easy access to Glenbow Provincial Park. Perfect for families, the kids will enjoy making new friends at the playground across the street in this vibrant family-friendly cove of the community. Play a round of golf at the Links of Gleneagles just down the street or enjoy dining at the club house. Alternative transportation is easy with both a School bus and a COLT (Cochrane's own on-demand transit) stop right outside the front door.

Built in 2004

### **Essential Information**

MLS® #	A2199839
Price	\$738,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,085
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	47 Glensummit Close
Subdivision	GlenEagles
City	Cochrane

County	Rocky View County
Province	Alberta
Postal Code	T4C 2K1

### **Amenities**

Amenities	Other, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bar, Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

### **Exterior**

Exterior Features	Balcony, Playground, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, Street Lighting, Views
Roof	Shake
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	5
Zoning	R-MX
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	The Real Estate District
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