

# \$700,000 - 73 Glensummit Close, Cochrane

MLS® #A2236972

**\$700,000**

3 Bedroom, 4.00 Bathroom, 1,799 sqft

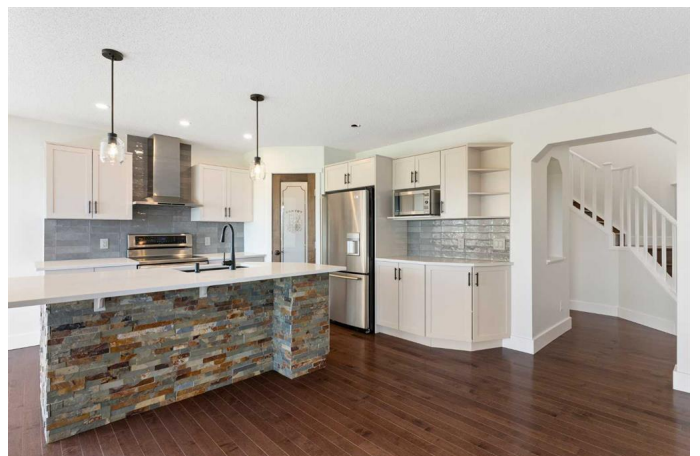
Residential on 0.09 Acres

GlenEagles, Cochrane, Alberta

Welcome to this beautifully upgraded home, perfectly positioned on a quiet street and backing onto peaceful pasture land with stunning, uninterrupted views. Thoughtfully designed, this spacious and sunlit home offers a balance of open-concept living and cozy private spaces ideal for everyday comfort and entertaining.

The main floor welcomes you with a bright living room anchored by a warm gas fireplace, creating a perfect space to relax or host guests. The kitchen has been tastefully updated in 2023 with brand-new quartz countertops, a sleek tile backsplash, and a granite sink. Crisp cabinetry and stainless steel appliances elevate the space, while the convenient walkthrough pantry offers added storage and functionality. Adjacent to the kitchen, the dining area opens onto a large rear deck that overlooks the landscaped and fenced backyard—ideal for enjoying morning coffee or evening sunsets. A convenient half bathroom and main floor laundry round out this level.

Upstairs, the primary bedroom provides a spacious and tranquil retreat with a custom walk-in closet and a spa-inspired four-piece ensuite. Two additional bedrooms share a full bathroom, and the upper-level bonus room offers the perfect space for family movie nights, a playroom, or a quiet reading nook.



The newly finished walkout basement is a dream with in-floor heating. Outside, the fully fenced and beautifully landscaped backyard backs directly onto open space, offering a rare sense of privacy and connection to nature.

Recent upgrades include a high-efficiency furnace installed in 2018, a hot water tank from 2016/2017, and updated front entry and garage doors in 2017. The 2023 kitchen renovation added both style and value, enhancing the home's overall appeal.

This exceptional property is located just minutes from downtown Cochrane, giving you quick access to schools, shops, restaurants, and all amenities. Its proximity to Calgary and the Rocky Mountains makes commuting a breeze and weekend getaways effortlessly within reach. Whether you're enjoying quiet evenings on the deck or gearing up for mountain adventures, this home offers the perfect blend of comfort, style, and location. Don't miss this incredible opportunity.

Built in 2004

**Essential Information**

MLS® #	A2236972
Price	\$700,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,799
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	73 Glensummit Close
Subdivision	GlenEagles
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2K1

## Amenities

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

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s), Stone Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Private, Rectangular Lot
Roof	Cedar Shake
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 4th, 2025
Days on Market	9
Zoning	R-MX

HOA Fees	125
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Real Broker
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