# \$1,080,000 - 148 Gleneagles View, Cochrane

MLS® #A2207640

### \$1,080,000

4 Bedroom, 3.00 Bathroom, 1,829 sqft Residential on 0.17 Acres

GlenEagles, Cochrane, Alberta

Welcome to this stunning 4-bedroom walkout bungalow located in the highly desirable Gleneagles community. This impeccably maintained home offers a seamless blend of luxury, convenience, and natural beauty, with breathtaking views of the Gleneagles Golf Course, the river, and the majestic Rocky Mountains. The open concept living area on the main floor is flooded with natural light, creating a warm and inviting space. Large windows provide incredible views of the surrounding landscape, and the recently installed electric screened in pergola on the deck allow for a perfect indoor-outdoor living experience, ideal for entertaining or relaxing year round.

The kitchen is equipped with newer, high-end appliances, including an induction cooktop, and offers ample counter space for meal preparation and entertaining. Conveniently located near the kitchen, the main floor features a powder room and laundry area, making daily living a breeze. The spacious master suite offers stunning views over the golf course and the mountains, along with a large walk-in closet and a luxurious recently updated ensuite bathroom. The main floor also includes a smaller bedroom that can easily serve as an office, while the fully developed basement offers even more space for relaxation and entertainment. With two additional bedrooms, a large rec room with a wet bar, and a dedicated area for crafts, a







gym, or a playroom, the basement is perfect for a growing family or anyone who enjoys versatile living spaces.

The beautifully landscaped, low maintenance yard is fully irrigated and includes a tranquil babbling brook water feature, creating a serene outdoor sanctuary. An attached greenhouse provides year round gardening opportunities, and the spacious deck with its stunning views is the perfect place to unwind or entertain. Recent upgrades, including a brand new water softener and furnace (installed March 2025), along with a recently serviced boiler system and fireplaces, ensure peace of mind for the new homeowner. The oversized attached double garage offers ample space for vehicles and storage, while two cozy fireplaces add to the warmth and comfort of the home.

Located in the coveted Gleneagles neighborhood, this home offers easy access to top rated schools, walking paths, recreational amenities, and the renowned Gleneagles Golf Course. Whether you're an avid golfer, nature enthusiast, or simply someone who appreciates stunning views and high quality living, this home is a true gem. Don't miss the opportunity to make this exceptional property your ownâ€"schedule your viewing today.

Built in 1999

#### **Essential Information**

MLS® # A2207640 Price \$1,080,000

Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,829 Acres 0.17 Year Built 1999

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 148 Gleneagles View

Subdivision GlenEagles
City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C1W1

#### **Amenities**

Amenities Colf Course

Parking Spaces 4

Parking Double Garage Attached, Oversized

# of Garages 2

#### Interior

Interior Features Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central

Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Skylight(s),

Stone Counters, Walk-In Closet(s), Wet Bar

Appliances Bar Fridge, Dishwasher, Freezer, Microwave, Refrigerator, Stove(s),

Washer/Dryer, Water Softener, Window Coverings

Heating Boiler, Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 2

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Fireplaces Basement, Electric, Gas, Living Room

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Balcony, Barbecue, Fire Pit, Garden, Private Yard

Lot Description Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard,

Garden, Landscaped, Low Maintenance Landscape, No Neighbours

Behind, On Golf Course, Views

Roof Cedar Shake
Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 5

Zoning R-LD

HOA Fees 125

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Charles

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