\$799,000 - 201 Gleneagles View, Cochrane

MLS® #A2234676

\$799,000

5 Bedroom, 4.00 Bathroom, 2,028 sqft Residential on 0.15 Acres

GlenEagles, Cochrane, Alberta

Nestled in the heart of the family-friendly community of Gleneagles, backing onto a natural green space with oversized deck, this spacious family home with 4 bedrooms up is the perfect place for creating lasting memories as your family grows. Step inside and discover an open floor plan that has been thoughtfully updated with family & pet friendly hardwood floors, beautiful granite, updated appliances, stylish and airy - open shelving, eye catching backsplash and overhead fan. The cozy living room hosts a beautiful hybrid wood-burning fireplace with a gas option allowing you to enjoy the ambiance of a wood fire with the convenience of gas. Large windows throughout the main floor provide plenty of natural light and great views of the backyard and the expansive natural green space beyond. A front den, convenient laundry room located within the large, boot room with built in lockers just off the garage, heated with gas radiant heater and a 2-piece powder room complete this level. Upstairs, all four bedrooms are generously sized, ensuring everyone has their own space. The primary bedroom offers a quiet retreat, boasting a large soaker tub and separate shower in the ensuite and a walk-in closet. Beautiful mountain views can be seen from the two west facing rooms. The lower development offers even more space for family enjoyment with a large rec room/games room, 5th bedroom, and a 3-piece bath all kept toasty warm with a second fireplace. Enjoy the generous, sunny west facing front patio or







enjoy your family and friends around the fire and a BBQ in the backyard. The kids will easily make new friends at the kiddie parks/playgrounds that Gleneagles has to offer nearby. Take advantage of the miles of pathway just outside your door and quick, walking access to Glenbow Ranch Provincial Park. Play a round of golf at the Links of Gleneagles just a 5-minute walk away or enjoy dinner at the club house taking in the stunning mountain views. School buses and COLT, Cochrane's own on-demand transit, stop nearby. Quick access to the city, with only a 30-minute commute to downtown Calgary.

Built in 2002

Essential Information

MLS® # A2234676 Price \$799,000

Bedrooms 5

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 2,028
Acres 0.15
Year Built 2002

Type Residential Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 201 Gleneagles View

Subdivision GlenEagles
City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 2G5

Amenities

Amenities Park, Playground

Parking Spaces

· 4

Parking Double Garage Attached, Driveway, Garage Door Opener, Garage

Faces Front, Heated Garage, On Street, Side By Side

of Garages 2

Interior

Interior Features Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No

Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl

Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Range, Range Hood,

Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None Fireplace Yes

of Fireplaces 2

Fireplaces Basement, Blower Fan, Brick Facing, Decorative, Family Room, Gas,

Gas Log, Gas Starter, Mixed, Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Private Yard, Storage

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt,

Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Views

Roof Wood

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 25th, 2025

Days on Market 13

Zoning R-LD

HOA Fees 125

HOA Fees Freq. ANN

Listing Details

Listing Office The Real Estate District

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