

# \$1,249,900 - 120 Gleneagles Landing, Cochrane

MLS® #A2236309

**\$1,249,900**

4 Bedroom, 3.00 Bathroom, 2,353 sqft

Residential on 0.18 Acres

GlenEagles, Cochrane, Alberta

Open House July 5th 1:00-4:00. Premier Gleneagles Walkout Bungalow with Spectacular Rocky Mountain Views â€” Nestled in the exclusive enclave of Gleneagles Landing, this custom-built executive walkout bungalow offers over 4,000 sq ft of impeccably finished living space, with some of the most breathtaking views Cochrane has to offer. Perched above the 17th tee of the renowned GlenEagles Golf Course, this rare property captures sweeping vistas of the Rocky Mountains, the Bow River valley, and the charming town of Cochrane â€” a dynamic landscape that changes beautifully with the seasons. Designed with timeless elegance and functionality, the main floor boasts soaring 10â€™™ ceilings, rich hardwood flooring, and massive windows that flood the home with natural light. The great room features a three-sided gas fireplace and uninterrupted views, while the chefâ€™™s kitchen is equipped with a 5-burner gas cooktop, built-in oven, prep sink, under-cabinet lighting, and a spacious island, all adjacent to a walk-through pantry and large dining area with access to the upper deck â€” complete with glass railing and a natural gas BBQ hookup. The primary retreat offers privacy, comfort, and panoramic scenery, with a luxurious ensuite featuring dual vanities, a jetted tub, a separate shower, and a large walk-in closet with custom built-ins. A dedicated home office with built-in cabinetry and a versatile flex room with French doors provide excellent options for working or



relaxing. The fully developed walkout level with in floor heating includes three additional large bedrooms, a stylish wet bar with wine storage, a full bathroom, and a generous recreation room with a cozy gas fireplace and custom built-ins, opening onto a stone patio in the beautifully landscaped backyard. Additional features include an oversized heated double garage with large windows and side-yard access, and excellent curb appeal on one of Cochrane’s most desirable and peaceful streets. Don’t wait! Large bungalows like this don’t come available very often.

Built in 1999

**Essential Information**

MLS® #	A2236309
Price	\$1,249,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,353
Acres	0.18
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	120 Gleneagles Landing
Subdivision	GlenEagles
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1W3

**Amenities**

Amenities	Colf Course
Parking Spaces	6
Parking	Double Garage Attached, Oversized, Concrete Driveway, Garage Faces Side, Heated Garage, Insulated
# of Garages	2

## Interior

Interior Features	Bar, Built-in Features, Central Vacuum, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Bookcases, Crown Molding, Jetted Tub, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Built-In Gas Range
Heating	In Floor, Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Glass Doors, Mantle, Three-Sided
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Playground
Lot Description	Backs on to Park/Green Space, Landscaped, Rectangular Lot, Creek/River/Stream/Pond, On Golf Course, Views
Roof	Shake, Wood
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 2nd, 2025
Days on Market	1
Zoning	R-LD
HOA Fees	125
HOA Fees Freq.	ANN

## Listing Details

Listing Office	TrustPro Realty
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