

# \$799,000 - 201 Gleneagles View, Cochrane

MLS® #A2234676

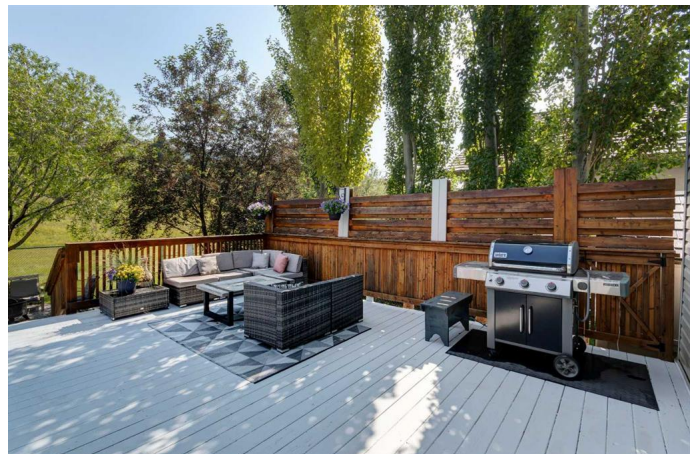
## \$799,000

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, Family Room, Gas, Gas Starter, Wood Burning, Blower Fan, Brick Facing, Decorative, Gas Log, Mixed
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, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Views, Greenbelt
Roof	Wood
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 25th, 2025
Days on Market	18
Zoning	R-LD
HOA Fees	125
HOA Fees Freq.	ANN

## Listing Details

Listing Office	The Real Estate District
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