# \$1,649,900 - 264 Gleneagles View, Cochrane

MLS® #A2207712

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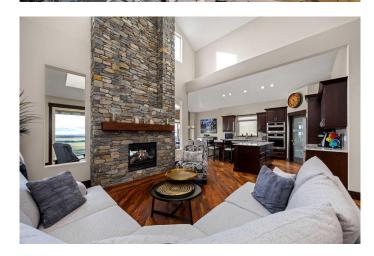
3 Bedroom, 3.00 Bathroom, 2,330 sqft Residential on 0.17 Acres

GlenEagles, Cochrane, Alberta

Experience refined luxury in this executive walk-out bungalow with sweeping unobstructed views of the Rocky Mountains and Bow River. Extensively renovated in it's entirety, this home is brimming with an abundance of beautiful and modern upgrades inside and out. Enter through the front door greeted by an expansive front entry with heated tile flooring, soaring 20' vaulted ceilings, and a spectacular double-sided natural stone fireplace reaching from floor to ceiling which will forever wow you and your guests. Enjoy breathtaking views from every room in the house, including the dream kitchen which hosts a large granite island with a built in gas cook-top, stainless steel Jenn Aire appliances and a sizeable walkthrough pantry. The sun drenched dining area offers an abundance of entertaining space and flows beautifully into the tranquil sunroom sitting area which serves as the ideal space to unwind and enjoy the view. Stunning black walnut hardwood floors span the entirety of the main floor including the stairs leading to the flexible upper-level loft which makes the perfect den or home office. Retreat to the spacious primary bedroom which hosts the spa-like ensuite which highlights heated floors, a luxurious soaker tub, dual vanities with LED Mirrors, an expansive tiled walk-in shower, and a custom walk-in closet. The main floor is concluded by a convenient mud room, and a dedicated laundry area with built in storage and a sink. Descend to the fully developed







walk-out basement which provides an additional 1600 sq.ft. of living space, luxury vinyl plank floors with four in-floor heating zones, a cozy family room, a beautiful wet bar including wine storage, a sink, fridge and a four-panel sliding glass door. The lower level is complete with a gym or theatre space, two additional bedrooms with walk-in closets, and a three piece bathroom with a glass shower and heated tile floors. Enjoy seamless outdoor living with multiple places to enjoy the sun which include the oversized glass railing balcony, and the stamped concrete patio which features an Arctic Spa hot tub and retractible privacy screens, and the beautifully landscaped backyard with a designated fire pit area. The heated triple garage is reminiscent of a dealership show suite, finished with Polyspartic polymer flooring, upgraded lighting, Trusscor wall and ceiling panels, wall cabinetry, and pre-wiring for a hydraulic vehicle lift. Enjoy miles of pathway just outside your door with easy access to Glenbow Ranch Provincial Park, play a round of golf at the Links of Gleneagles just up the street, or enjoy a dinner at the Eagles Nest lounge. Community features also include school bus and COLT (Cochrane's own on-demand transit) stops nearby. Quick access to the city, with only a 30 minute commute to downtown Calgary.

#### Built in 2005

### **Essential Information**

MLS® # A2207712 Price \$1,649,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 2,330

Acres 0.17 Year Built 2005

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 264 Gleneagles View

Subdivision GlenEagles
City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 2H6

#### **Amenities**

Amenities Park

Parking Spaces 6

Parking 220 Volt Wiring, Aggregate, Garage Door Opener, Garage Faces Front,

Heated Garage, Oversized, Side By Side, Triple Garage Attached

# of Garages 3

#### Interior

Interior Features Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters,

High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry,

Storage, Walk-In Closet(s), Wet Bar

Appliances Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas

Cooktop, Microwave, Refrigerator, Washer, Window Coverings, Wine

Refrigerator

Heating In Floor, Forced Air

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Balcony, Private Entrance, Private Yard

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

Lawn, Low Maintenance Landscape, No Neighbours Behind, Private, Street Lighting, Underground Sprinklers, Views, Environmental Reserve

Roof Shake

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 21

Zoning R-LD

HOA Fees 125

HOA Fees Freq. ANN

# **Listing Details**

Listing Office The Real Estate District

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