

# \$799,000 - 225 Gleneagles View, Cochrane

MLS® #A2192303

**\$799,000**

4 Bedroom, 4.00 Bathroom, 1,984 sqft

Residential on 0.15 Acres

GlenEagles, Cochrane, Alberta

This is the one youâ€™ve been waiting for! Located in the sought-after Gleneagles community, this gorgeous family home is just steps from the golf course and surrounded by breathtaking valley and mountain views. With a scenic pathway system winding throughout the community, youâ€™ll love exploring the areaâ€™s natural beauty. From the moment you pull up, the charming curb appeal and grand vaulted entry make a statement.

Inside, the main floor is designed for both style and function, with 9â€™ ceilings and thoughtful upgrades throughout. Need a home office? Youâ€™ve got oneâ€™complete with sleek glass doors for privacy. The open-concept kitchen is perfect for entertaining, featuring a huge island with tons of storage, granite countertops, and a walk-in pantry. The bright living room is the ultimate cozy spot, with a gas fireplace framed by a stylish stone surround. The dining area flows effortlessly onto the spacious deck, overlooking a beautifully landscaped yard with mature trees and no neighbours behindâ€™just peaceful green space. The main level is complete with a laundry room, a 2-piece bath, and a double attached garage.

Upstairs, the primary suite is your own private retreat, featuring a huge walk-in closet and a 5-piece ensuite with a relaxing soaker tub. Two more generous bedrooms offer plenty of storageâ€™one with a double closet, the other



with a walk-in. A 4-piece bath rounds out the upper level.

Downstairs, the fully finished basement is made for movie nights and hangouts, with 9' ceilings and a spacious rec room. There's even a storage room with potential for a dry bar. The fourth bedroom is perfect for guests or older kids, and another 4-piece bath completes the space. The basement vinyl plank flooring is 3 1/2 years old.

This home also includes a large storage shed, updated baseboards, doors, and hardware, and a fully landscaped yard with mature trees for added privacy.

Enjoy the small-town ambiance with the convenience of Downtown Calgary just 35 minutes away. This home has it all—space, style, and an unbeatable location. Check out the virtual tour or book a showing today!

Built in 2003

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2192303  |
| Price          | \$799,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,984     |
| Acres          | 0.15      |
| Year Built     | 2003      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 225 Gleneagles View |
| Subdivision | GlenEagles          |
| City        | Cochrane            |
| County      | Rocky View County   |
| Province    | Alberta             |
| Postal Code | T4C2G5              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry  |
| Appliances        | Dishwasher, Freezer, Garburator, Garage Control(s), Gas Stove, Refrigerator, Range Hood, Window Coverings |
| Heating           | Forced Air, Fireplace(s), Natural Gas                                                                     |
| Cooling           | None                                                                                                      |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |
| Fireplaces        | Gas, Glass Doors, Stone                                                                                   |
| Has Basement      | Yes                                                                                                       |
| Basement          | Finished, Full                                                                                            |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Built-in Barbecue, BBQ gas line, None            |
| Lot Description   | Back Yard, No Neighbours Behind, Rectangular Lot |
| Roof              | Shake                                            |
| Construction      | Stone, Vinyl Siding, Wood Frame                  |
| Foundation        | Poured Concrete                                  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 7th, 2025 |
| Days on Market | 77                 |
| Zoning         | R-LD               |
| HOA Fees       | 125                |
| HOA Fees Freq. | ANN                |

## **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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