

# \$888,000 - 42 Gleneagles Terrace, Cochrane

MLS® #A2209175

**\$888,000**

5 Bedroom, 4.00 Bathroom, 2,260 sqft  
Residential on 0.14 Acres

GlenEagles, Cochrane, Alberta

**\*\* OPEN HOUSE SATURDAY APRIL 12, and  
SUNDAY APRIL 13, 12:00-4:00P.M.\*\***

Welcome to this stunning 5-bedroom + main floor den home, nestled in the prestigious community of Gleneagles, Cochrane. Backing onto greenspace and walking paths with no rear neighbors, this home offers the perfect balance of privacy, functionality, and breathtaking mountain views.

Inside, you'll find a bright and inviting open-concept layout with lots of natural light, new flooring throughout, and a beautifully renovated kitchen featuring upgraded stainless steel appliances and a spacious island. The kitchen flows seamlessly into the living room with a cozy fireplace, and there's also a large separate dining area—perfect for hosting gatherings.

The main floor den makes a great home office or flex space, while the updated laundry room off the back hall includes a sink and offers excellent storage and flow. Upstairs, there are 4 bedrooms, including a generously sized primary suite with dual closets and a private ensuite.

The fully finished walkout basement offers a large, open rec room and a separate office or workout space, complete with in-floor heating for year-round comfort. Step outside to enjoy the upper deck, lower patio, and fully fenced yard overlooking rolling hills.



Recent mechanical updates include a new high-efficiency furnace (2024) and a new tankless hot water system (2024) for added peace of mind and energy efficiency. Plus, enjoy the convenience of a double oversized heated garage and easy access to the 1A Highway. Just minutes from parks, the golf course, and all of Cochrane's amenities!

Built in 2002

### Essential Information

MLS® #	A2209175
Price	\$888,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,260
Acres	0.14
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	42 Gleneagles Terrace
Subdivision	GlenEagles
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1W4

### Amenities

Amenities	Colf Course, Park, Playground
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener,

Heated Garage, Oversized  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Central Vacuum, Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage, Tankless Hot Water  
Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Family Room, Gas  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Balcony, Rain Barrel/Cistern(s)  
Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Street Lighting  
Roof Pine Shake  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 9th, 2025  
Days on Market 5  
Zoning R-LD  
HOA Fees 125  
HOA Fees Freq. ANN

### Listing Details

Listing Office Real Broker

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