# **\$1,039,000 - 170 Gleneagles View, Cochrane**

MLS® #A2209365

## \$1,039,000

3 Bedroom, 3.00 Bathroom, 1,654 sqft Residential on 0.15 Acres

GlenEagles, Cochrane, Alberta

Views, views! Step through the front door of this warm and inviting bungalow and discover outstanding views of the Bow River valley and Rocky Mountains. The home welcomes you with an open floor plan and gleaming hardwood floors that flow throughout the kitchen, living, and dining rooms. Soaring vaulted ceilings create an airy and expansive feel and a 3 way, glass fireplace creates a warm ambience on chilly winter days. The kitchen is an entertainer's dream and highlights granite countertops, stainless steel appliances, plenty of counter space, and a full pantry for extra storage. Just off the main level, a balcony with glass railings allows you to enjoy the view in comfort throughout the seasons. The primary suite is located on the main floor and provides a private retreat from the main entertaining spaces. The five-piece ensuite includes double sinks and a jetted oversized soaker tub. A fully finished walkout level offers great versatility. There are two generous bedrooms, a shared four-piece bathroom, and a large recreation room with a bar. The west-facing landscaped garden is easily accessed from the lower level. Whether used as a guest suite, teen retreat, or extra living space for a growing family, the possibilities are endless. Additional highlights include a double attached garage and a peaceful backyard that backs onto natural green space. Privacy and tranquility await.







## **Essential Information**

MLS® # A2209365 Price \$1,039,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,654
Acres 0.15
Year Built 2002

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 170 Gleneagles View

Subdivision GlenEagles
City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C1W2

#### **Amenities**

Amenities Other

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

# Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Double Vanity, French Door, Granite

Counters, No Animal Home, No Smoking Home, Pantry, Walk-In

Closet(s), Wet Bar, Crown Molding, Central Vacuum, Jetted Tub

Appliances Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator,

Washer, Window Coverings, Garburator, Gas Range, Gas Water Heater

Heating Forced Air, Fireplace(s)

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas, Living Room, Three-Sided

Has Basement Yes

Basement Finished, Full, Walk-Out

## **Exterior**

Exterior Features Balcony

Lot Description Back Yard, Lawn, No Neighbours Behind, Rectangular Lot, Views

Roof Pine Shake

Construction Stucco, Wood Frame, Stone

Foundation Poured Concrete

### **Additional Information**

Date Listed April 14th, 2025

Days on Market 87

Zoning R-LD

HOA Fees 125

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX House of Real Estate

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