

# \$750,000 - 36 Eagleview Heights, Cochrane

MLS® #A2240971

**\$750,000**

3 Bedroom, 3.00 Bathroom, 1,461 sqft  
Residential on 0.19 Acres

GlenEagles, Cochrane, Alberta

OPEN HOUSE SUNDAY AUGUST 08, 2025  
FROM 1-330 PM. Welcome to this beautifully maintained walk-out bungalow villa with over 2300 square feet of developed living space in the prestigious Gleneagles golf course community, offering sweeping views of the fairways and Bow Valley below. From the moment you arrive, you'll appreciate the stunning curb appeal, mature landscaping, and serene setting with no fencing to obstruct the panoramic vistas. Step inside and be captivated by the bright, open design with soaring 10-foot ceilings on the main floor and 9-foot ceilings in the fully finished walk-out basement. Natural light floods the interior thanks to oversized windows and well-placed skylights in both the kitchen and the primary bedroom, creating a warm and inviting ambiance. Beautiful hardwood flooring adds warmth and elegance throughout the main living areas. The layout is ideal for both entertaining and everyday living, featuring a spacious living room with breathtaking views and a cozy gas fireplace, a large formal dining room for hosting memorable dinners, and a dedicated main floor office perfect for working from home. The gourmet kitchen is equipped with elegant cabinetry, granite countertops, quality appliances, generous workspace, and direct access to the upper deck-ideal for morning coffee or evening sunsets. The primary retreat offers a luxurious escape with stunning views, a private ensuite, walk-in closet, and plenty of space to relax. The



walk-out lower level expands your living area dramatically, offering a bright and airy family room with a second gas fireplace, a beautiful oak wet bar, additional bedrooms or flexible spaces for a home gym or guest suite, a second full bathroom, and access to the private lower patio and open green space beyond. All bedrooms feature walk-in closets, providing excellent storage and comfort. Designed for low-maintenance living without sacrificing luxury, this home is ideal for those who appreciate quality, space, and a truly exceptional setting. The double attached garage provides secure parking and extra storage, while the peaceful, friendly neighborhood offers quick access to golf, scenic pathways, natural reserves, and a short drive to all the amenities of Cochrane or Calgary. This rare offering combines thoughtful design, pride of ownership, and an unbeatable location-don't miss your chance to own in one of the area's most sought-after communities.

Built in 1997

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2240971               |
| Price          | \$750,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 1                      |
| Half Baths     | 2                      |
| Square Footage | 1,461                  |
| Acres          | 0.19                   |
| Year Built     | 1997                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bungalow, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 36 Eagleview Heights |
| Subdivision | GlenEagles           |
| City        | Cochrane             |
| County      | Rocky View County    |
| Province    | Alberta              |
| Postal Code | T4C 1P5              |

### **Amenities**

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | Colf Course                                                       |
| Parking Spaces | 4                                                                 |
| Parking        | Double Garage Attached, Driveway, Parking Pad, Garage Door Opener |
| # of Garages   | 2                                                                 |

### **Interior**

|                   |                                                                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Ceiling Fan(s), Double Vanity, Wood Windows, Jetted Tub, Skylight(s), Track Lighting, Wet Bar |
| Appliances        | Dishwasher, Electric Stove, Freezer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Humidifier                                                                     |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                                                   |
| Cooling           | None                                                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                                     |
| # of Fireplaces   | 2                                                                                                                                                                                                                                       |
| Fireplaces        | Family Room, Gas, Living Room, Mantle, Stone, Tile, Oak                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                                                     |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                                                |

### **Exterior**

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Entrance, Private Yard                                                                              |
| Lot Description   | Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, Street Lighting, Views, Backs on to Park/Green Space, Close to Clubhouse, Treed |
| Roof              | Asphalt Shingle                                                                                                                    |
| Construction      | Brick, Stucco, Wood Frame                                                                                                          |
| Foundation        | Poured Concrete                                                                                                                    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 16              |

|                |      |
|----------------|------|
| Zoning         | R-MX |
| HOA Fees       | 125  |
| HOA Fees Freq. | ANN  |

### **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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