

# \$950,000 - 40 Gleneagles View, Cochrane

MLS® #A2207955

**\$950,000**

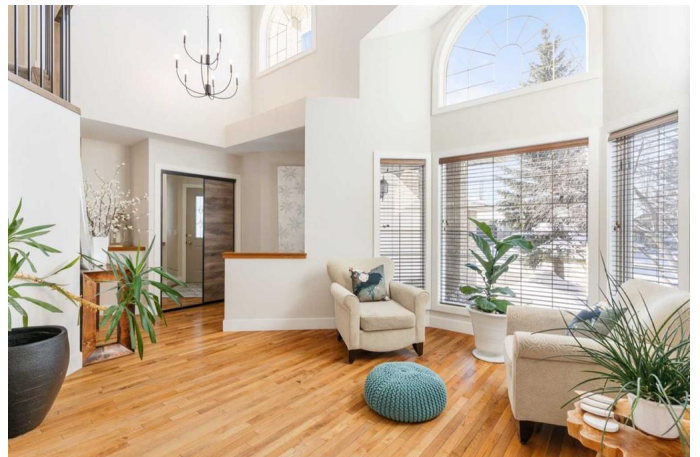
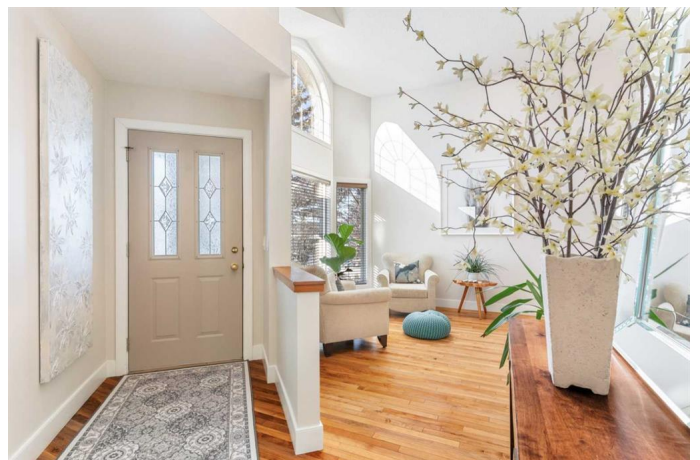
5 Bedroom, 4.00 Bathroom, 2,136 sqft  
Residential on 0.15 Acres

GlenEagles, Cochrane, Alberta

Click brochure link for more details. First impressions always count. and this beautiful home will not disappoint.

\* NEW Chef Inspired Kitchen, \* NEW Stylish Bathrooms, \* NEW 50 Year Roof (transferable warranty), NEW Triple Glaze Windows, \* NEW Stair Railings, \* NEW Carpet, \* Vaulted Ceilings, \* Work from home office, Double attached garage with Epoxy Garage Floor, \* Large Driveway \* Smart Yard Irrigation, \* GEM exterior lighting, \* Generous Lot 49 x 136 feet. \* NO Poly- B.

Welcome to the highly sought-after community of Gleneagles, nestled among the rolling foothills of Cochrane. The drive into this part of the historic town is simply gorgeous, with glorious sunrises and sunsets over the famous Rocky Mountains and the serene Bow River. Within this community lies a beautifully renovated 5-bedroom, 3.5-bath home, with 3195 sqft of living space, spread between the three floors. This desirable property with its gorgeous curb appeal, has been owned by the current owners Since 2003. A home of this quality is a rare find in this exclusive neighbourhood, conveniently located just a short drive to town, and having easy highway access to Calgary's Downtown, and nature's playground. Enjoy the extensive pathways and parks that wind through Gleneagles. As you enter, you're greeted by real hardwood walnut floors, which span the entire spacious main floor, and flowing seamlessly, into the open-concept kitchen and



living room. The chef-inspired custom-built Hacker kitchen features stainless steel appliances, quartz countertops and backsplash, soft-close hinges, a generous island, a hidden pull-out pantry, and under-cabinet LED lighting. The kitchen nook opens to the living room, complete with a cozy gas fireplace and views to the garden, creating the perfect space for entertaining or relaxing. Vaulted ceilings on both the main floor and upper level add a sense of grandeur, filling the rooms with brightness and space. Step outside to the expansive deck and enjoy the private yard with its mature trees, perfect for outdoor gatherings or peaceful moments. Come inside and take the modern custom-made staircase to the upper level, you'll find three generous, well-appointed bedrooms, a family bathroom with a floor-to-ceiling glass shower, and a master bedroom with high raked ceilings, walk-in closet, and a luxurious spa bathroom. The master bath features heated floors throughout with a large soaker tub overlooking the private back yard, tiled glass shower, quartz his and hers vanity, and an ensuite washroom. The fully finished basement offers abundant space with two large bedrooms, where one is currently being used as a home gym. A three-piece bathroom, and a cozy gas-fired entertainment area perfect for hosting guests, a games room, or a family movie night.

Built in 1997

### **Essential Information**

MLS® #	A2207955
Price	\$950,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,136
Acres	0.15
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	40 Gleneagles View
Subdivision	GlenEagles
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1P1

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	See Remarks
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No

Neighbours Behind, See Remarks, Views, Greenbelt, On Golf Course,  
Many Trees

Roof Asphalt Shingle  
Construction Brick, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed April 3rd, 2025  
Days on Market 8  
Zoning R-LD  
HOA Fees 125  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office Honestdoor Inc.

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