

# \$1,080,000 - 148 Gleneagles View, Cochrane

MLS® #A2207640

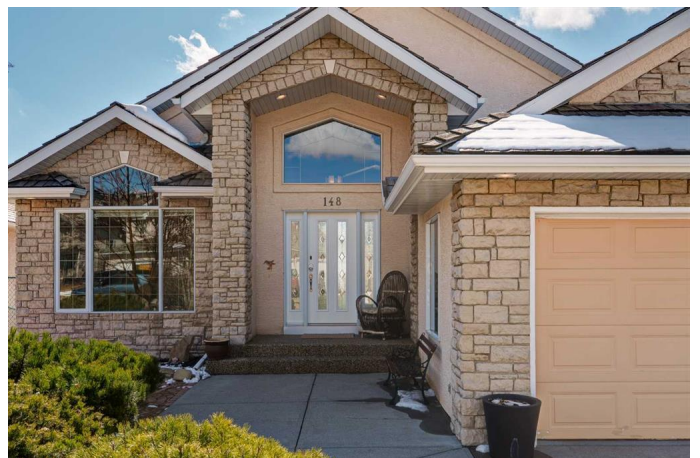
**\$1,080,000**

4 Bedroom, 3.00 Bathroom, 1,829 sqft  
Residential on 0.17 Acres

GlenEagles, Cochrane, Alberta

Welcome to this stunning 4-bedroom walkout bungalow located in the highly desirable Gleneagles community. This impeccably maintained home offers a seamless blend of luxury, convenience, and natural beauty, with breathtaking views of the Gleneagles Golf Course, the river, and the majestic Rocky Mountains. The open concept living area on the main floor is flooded with natural light, creating a warm and inviting space. Large windows provide incredible views of the surrounding landscape, and the recently installed electric screened in pergola on the deck allow for a perfect indoor-outdoor living experience, ideal for entertaining or relaxing year round.

The kitchen is equipped with newer, high-end appliances, including an induction cooktop, and offers ample counter space for meal preparation and entertaining. Conveniently located near the kitchen, the main floor features a powder room and laundry area, making daily living a breeze. The spacious master suite offers stunning views over the golf course and the mountains, along with a large walk-in closet and a luxurious recently updated ensuite bathroom. The main floor also includes a smaller bedroom that can easily serve as an office, while the fully developed basement offers even more space for relaxation and entertainment. With two additional bedrooms, a large rec room with a wet bar, and a dedicated area for crafts, a



gym, or a playroom, the basement is perfect for a growing family or anyone who enjoys versatile living spaces.

The beautifully landscaped, low maintenance yard is fully irrigated and includes a tranquil babbling brook water feature, creating a serene outdoor sanctuary. An attached greenhouse provides year round gardening opportunities, and the spacious deck with its stunning views is the perfect place to unwind or entertain. Recent upgrades, including a brand new water softener and furnace (installed March 2025), along with a recently serviced boiler system and fireplaces, ensure peace of mind for the new homeowner. The oversized attached double garage offers ample space for vehicles and storage, while two cozy fireplaces add to the warmth and comfort of the home.

Located in the coveted Gleneagles neighborhood, this home offers easy access to top rated schools, walking paths, recreational amenities, and the renowned Gleneagles Golf Course. Whether you're an avid golfer, nature enthusiast, or simply someone who appreciates stunning views and high quality living, this home is a true gem. Don't miss the opportunity to make this exceptional property your own—schedule your viewing today.

Built in 1999

### **Essential Information**

MLS® #	A2207640
Price	\$1,080,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,829
Acres	0.17
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	148 Gleneagles View
Subdivision	GlenEagles
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C1W1

### **Amenities**

Amenities	Colf Course
Parking Spaces	4
Parking	Double Garage Attached, Oversized
# of Garages	2

### **Interior**

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Skylight(s), Stone Counters, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Freezer, Microwave, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings
Heating	Boiler, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, Barbecue, Fire Pit, Garden, Private Yard
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard,

Garden, Landscaped, Low Maintenance Landscape, No Neighbours Behind, On Golf Course, Views

Roof	Cedar Shake
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	2
Zoning	R-LD
HOA Fees	125
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Charles
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