

# \$799,000 - 225 Gleneagles View, Cochrane

MLS® #A2192303

**\$799,000**

4 Bedroom, 4.00 Bathroom, 1,984 sqft

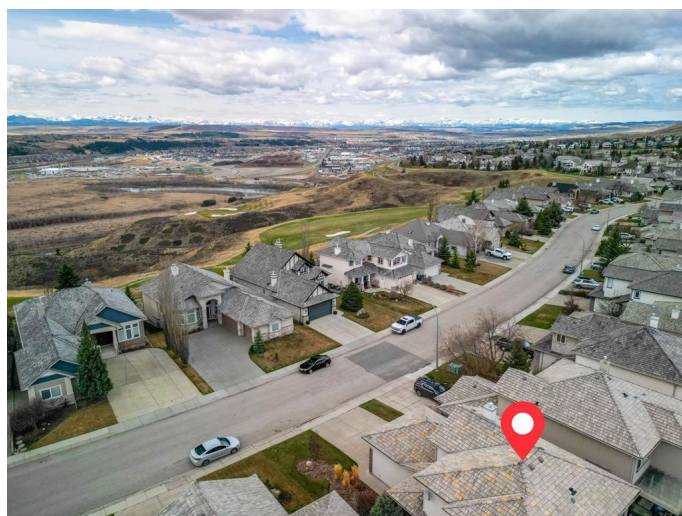
Residential on 0.15 Acres

GlenEagles, Cochrane, Alberta

This is the one youâ€™ve been waiting for! Located in the sought-after Gleneagles community, this gorgeous family home is just steps from the golf course and surrounded by breathtaking valley and mountain views. With a scenic pathway system winding throughout the community, youâ€™ll love exploring the areaâ€™s natural beauty. From the moment you pull up, the charming curb appeal and grand vaulted entry make a statement.

Inside, the main floor is designed for both style and function, with 9â€™ ceilings and thoughtful upgrades throughout. Need a home office? Youâ€™ve got oneâ€”complete with sleek glass doors for privacy. The open-concept kitchen is perfect for entertaining, featuring a huge island with tons of storage, granite countertops, and a walk-in pantry. The bright living room is the ultimate cozy spot, with a gas fireplace framed by a stylish stone surround. The dining area flows effortlessly onto the spacious deck, overlooking a beautifully landscaped yard with mature trees and no neighbours behindâ€”just peaceful green space. The main level is complete with a laundry room, a 2-piece bath, and a double attached garage.

Upstairs, the primary suite is your own private retreat, featuring a huge walk-in closet and a 5-piece ensuite with a relaxing soaker tub. Two more generous bedrooms offer plenty of storageâ€”one with a double closet, the other



with a walk-in. A 4-piece bath rounds out the upper level.

Downstairs, the fully finished basement is made for movie nights and hangouts, with 9â€™ ceilings and a spacious rec room. Thereâ€™s even a storage room with potential for a dry bar. The fourth bedroom is perfect for guests or older kids, and another 4-piece bath completes the space. The basement vinyl plank flooring is 3 1/2 years old.

This home also includes a large storage shed, updated baseboards, doors, and hardware, and a fully landscaped yard with mature trees for added privacy.

Enjoy the small-town ambiance with the convenience of Downtown Calgary just 35 minutes away. This home has it allâ€”space, style, and an unbeatable location. Check out the virtual tour or book a showing today!

Built in 2003

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2192303  |
| Price          | \$799,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,984     |
| Acres          | 0.15      |
| Year Built     | 2003      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 225 Gleneagles View |
| Subdivision | GlenEagles          |
| City        | Cochrane            |
| County      | Rocky View County   |
| Province    | Alberta             |
| Postal Code | T4C2G5              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Granite Counters  |
| Appliances        | Dishwasher, Freezer, Garage Control(s), Range Hood, Refrigerator, Window Coverings, Garburator, Gas Stove |
| Heating           | Fireplace(s), Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Glass Doors, Stone   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Built-in Barbecue, None            |
| Lot Description   | Back Yard, No Neighbours Behind, Rectangular Lot |
| Roof              | Shake  |
| Construction      | Vinyl Siding, Wood Frame, Stone                  |
| Foundation        | Poured Concrete                                  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 7th, 2025 |
| Days on Market | 84                 |
| Zoning         | R-LD               |
| HOA Fees       | 125                |
| HOA Fees Freq. | ANN                |

## **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.