

# \$1,275,000 - 182 Gleneagles View, Cochrane

MLS® #A2209883

**\$1,275,000**

3 Bedroom, 3.00 Bathroom, 1,880 sqft

Residential on 0.17 Acres

GlenEagles, Cochrane, Alberta

An extraordinary opportunity to own a meticulously maintained Gleneagles Bungalow perfectly positioned on the coveted outer ridge of Gleneagles View with stunning vistas of the mountains, river valley, and the renowned Links of Gleneagles 16th hole. Enter the home greeted by the view ahead, perfectly framed by floor to ceiling windows which illuminate the gorgeous hardwood floors which span the entirety of the main floor. Exuding timeless quality, the expansive open floor plan facilitates seamless transitions between living spaces and provides the perfect canvas for hosting family and friends. Enjoy cooking in the kitchen, while guests soak up the views and mingle around the fireplace in the living room before you head to the formal dining space for the main event. Retreat to the spacious main-floor primary bedroom which features a patio door out to the balcony, a large walk-in closet, and a gorgeous five piece ensuite hosting a massive walk-in shower, jetted soaker tub, and a dual vanity. The main floor is concluded by a sizeable office space or den, a laundry and mudroom with a sink, and a dining nook with panoramic views. Descend down the opulent spiral staircase to the entertainment area in the walkout lower level. Adorned with a wet bar, pool table, and a media room, this space is perfectly suited for entertaining guests, or simply unwinding at home. Continue to enjoy the views while in the lower level with large west facing windows looking out onto the yard, the golf course, and



beyond. Two additional bedrooms provide plenty of space for guests or the kids, and have easy access to the recently updated full bathroom. Revel in watching the pink glow of the sun sinking behind the mountains from the stone fire pit in the backyard, or from the glass enclosed rear balcony. Enjoy ample storage space in the utility and storage rooms, along with the fully finished oversized double garage. Completely move-in ready and leaving nothing to be desired, additional features include Central A/C, Gemstone Exterior Lighting, Underground Irrigation, In floor Heat, and a five year warranty on the shake roof. Take advantage of everything this incredible community has to offer with miles of pathway, a 15 minute commute to Calgary, and quick access to one of the premier golf destinations in the Calgary Area.

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2209883    |
| Price          | \$1,275,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,880       |
| Acres          | 0.17        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 182 Gleneagles View |
| Subdivision | GlenEagles          |

|             |                   |
|-------------|-------------------|
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 2G5           |

### **Amenities**

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Other, Park, Playground                                            |
| Parking Spaces | 6                                                                  |
| Parking        | Double Garage Attached, Oversized, Side By Side, Garage Faces Side |
| # of Garages   | 2                                                                  |

### **Interior**

|                   |                                                                                                                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound, Crown Molding, French Door |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer, Window Coverings                                                                                                                                                                                                     |
| Heating           | In Floor, Forced Air                                                                                                                                                                                                                                                                         |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                          |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                                            |
| Fireplaces        | Gas                                                                                                                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                          |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                                                                                                     |

### **Exterior**

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Fire Pit, Private Yard                                                                                                   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, Street Lighting, Underground Sprinklers, Views, On Golf Course |
| Roof              | Shake                                                                                                                                           |
| Construction      | Stucco, Wood Frame                                                                                                                              |
| Foundation        | Poured Concrete                                                                                                                                 |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 8                |
| Zoning         | R-LD             |

|                |     |
|----------------|-----|
| HOA Fees       | 125 |
| HOA Fees Freq. | ANN |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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