

# \$899,750 - 187 Gleneagles View, Cochrane

MLS® #A2244900

**\$899,750**

4 Bedroom, 4.00 Bathroom, 2,555 sqft

Residential on 0.13 Acres

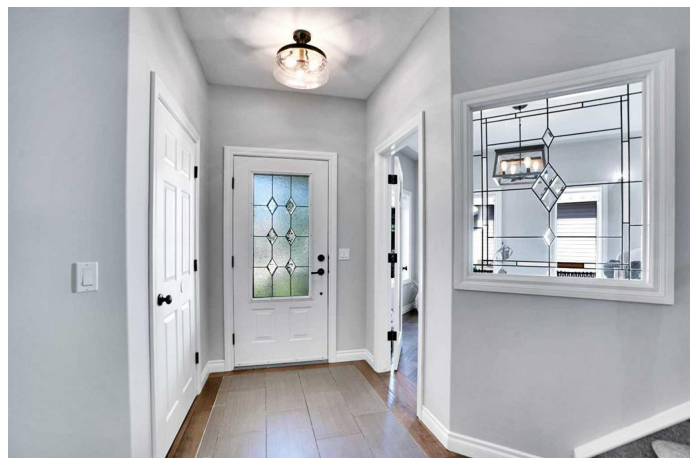
GlenEagles, Cochrane, Alberta

THIS IS THE ONE! A beautifully updated executive home in one of Cochrane's most coveted communities. With over 2,500 sqft of living space, partial mountain views, and a rare mix of high-end finishes and smart mechanical systems, this home offers everyday luxury in all the right places.

From the curb, its presence is undeniable. A wide driveway leads to a spacious double garage, and above it, a full-width upper balcony offers front-row views of glowing mountain sunsets. Inside, the foyer opens into a bright, stylish main floor with brand-new carpet, fresh paint throughout, and updated light fixtures that create a fresh, modern feel.

The open-concept kitchen is a true showpiece – thoughtfully renovated with black granite counters, rich cabinetry, full-height stone backsplash, and a convenient vegetable prep sink beside the large central island. Just off the kitchen, a custom cellar-style bar nook adds charm and function – perfect for entertaining, coffee rituals, or after-dinner drinks. The dining area is surrounded by oversized windows that flood the space with natural light, while the adjacent living room features a cozy gas fireplace and offers breathtaking backyard views.

At the rear, step out to a custom-built two-tier deck made for summer living – with built-in storage beneath the lower level, mature landscaping, and direct access to the tranquil green space & hidden park. Whether you're hosting, relaxing, or watching the kids play,



this outdoor space is a natural extension of the home.

Tucked just inside the garage entry is a functional main-floor mudroom and laundry area with a sink, storage, and smart separation from the living space.

Upstairs, the layout continues to impress. A west-facing bonus room opens onto the upper balcony – ideal for morning coffee or sunset lounging. 4 large bedrooms complete the level, including a beautifully appointed primary suite with a second gas fireplace and glass French doors. The ensuite offers his and hers vanities, a deep air-jetted tub, and a massive glass shower with timeless tile finishes.

But perhaps the most remarkable features are found behind the walls and below your feet. A high-efficiency IBC boiler powers radiant in-floor heating in both the basement and garage. A professional-grade Enviro HRV system keeps air fresh and temperatures balanced. The garage itself becomes a winter luxury – with dual plumbed floor drains tied directly to town sewer, you can let snow melt off your car and walk away worry-free.

The basement is partially finished and ready for your vision – with a fully roughed-in 4-piece bathroom (tub/shower already installed), rough-ins for a wet bar in the living space, a framed bedroom, and a cold storage room for extra function and flexibility.

Set in Gleneagles – with nearby golf, trails, playgrounds, and quick access to Cochrane and Calgary – this home is unlike anything else on the market!

Built in 2002

## Essential Information

MLS® #	A2244900
Price	\$899,750
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,555
Acres	0.13
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	187 Gleneagles View
Subdivision	GlenEagles
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1W2

### **Amenities**

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

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	In Floor, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Balcony, Garden, Lighting, Other, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Private, Rectangular Lot
Roof	Other
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 31st, 2025
Days on Market	1
Zoning	R-LD
HOA Fees	125
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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