

# \$1,149,900 - 296 Gleneagles View, Cochrane

MLS® #A2225123

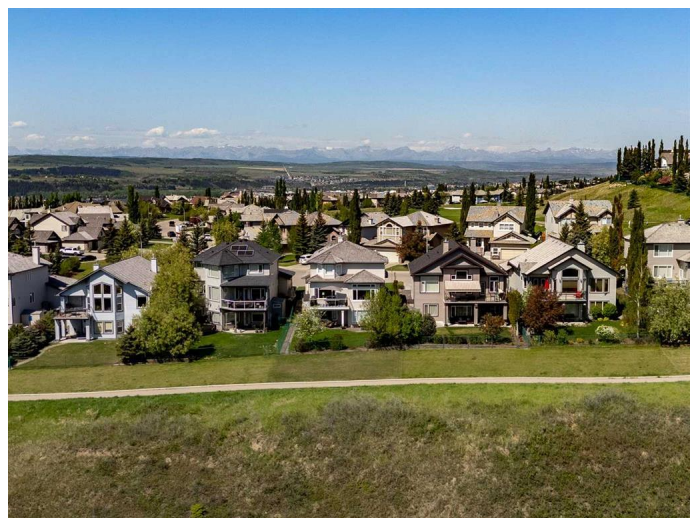
**\$1,149,900**

4 Bedroom, 4.00 Bathroom, 2,365 sqft

Residential on 0.15 Acres

GlenEagles, Cochrane, Alberta

There's no escaping the views from this unique, 4 bedroom, 2-storey home. Rear views overlook the expansive ravine and Glenbow Provincial Park, serene with nature and wildlife while views from the bonus room and front veranda feature the Rocky Mountains and the golf course, all in the heart of the desirable community of Gleneagles. This open floor plan lends itself perfectly to everyday functionality, featuring a tastefully updated, spacious kitchen showcasing granite counter tops, stainless-steel appliances, eat-up island, a large dining space and cozy living area with a gas fireplace surrounded by a stunning built in cabinet to showcase your favourite things. The desirable top floor layout provides the perfect bonus room which has stunning mountain views overlooking the golf course and a spacious primary bedroom featuring a walk-in closet, recently remodelled five-piece ensuite with jetted tub, separate shower, dual sinks, and incredible ravine views. Two additional upstairs bedrooms with oversized closets with built-ins, along with a five-piece bathroom rounding out the upper level providing ample space for the kids or guests. The finished walkout basement serves as a great space to relax, entertain, or host guests. Cozy up during the colder months with in-floor heating and stay cool during the summer with air conditioning and you'll love the double, oversized, heated garage with 220, 30 Amp service. Walk out on to a perfectly landscaped oasis of a backyard where there is no shortage



of outdoor living spaces to soak in the views or enjoy the miles of pathway just outside your door with quick, walking access to Glenbow Ranch Provincial Park. Play a round of golf at the Links of Gleneagles just a 5-minute walk away or enjoy dinner at the clubhouse taking in the stunning mountain views. School buses and COLT, Cochrane’s own on-demand transit, stop nearby. Quick access to the city, with only a 30-minute commute to downtown Calgary.

Built in 2005

**Essential Information**

MLS® #	A2225123
Price	\$1,149,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,365
Acres	0.15
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	296 Gleneagles View
Subdivision	GlenEagles
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C2H6

**Amenities**

Amenities	Park, Picnic Area, Playground
Parking Spaces	4

Parking	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Off Street
# of Garages	2
<b>Interior</b>	
Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Convection Oven, Dishwasher, Garage Control(s), Induction Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, In Floor, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out
<b>Exterior</b>	
Exterior Features	Balcony, BBQ gas line, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Dog Run Fenced In, Environmental Reserve, Front Yard, Greenbelt, Landscaped, Lawn, No Neighbours Behind, On Golf Course, Views
Roof	Wood
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete
<b>Additional Information</b>	
Date Listed	May 29th, 2025
Days on Market	36
Zoning	R-LD
HOA Fees	125
HOA Fees Freq.	ANN
<b>Listing Details</b>	
Listing Office	The Real Estate District

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