

\$1,570,000 - 194 Gleneagles Estates Lane, Cochrane

MLS® #A2210708

\$1,570,000

4 Bedroom, 4.00 Bathroom, 2,223 sqft

Residential on 0.22 Acres

GlenEagles, Cochrane, Alberta

TOP OF THE WORLD | Breathtaking Views in Every Direction. Perched on a cul-de-sac with breathtaking views of the Town of Cochrane, the majestic Rockies, Gleneagles Golf Course, and the Bow River Valley, this magnificent custom walkout bungalow boasts a spacious 9700 square foot lot shaped like a pie. It offers the epitome of luxury living.

Step inside, and youâ€™ll be mesmerized by its high-end finishes and expansive design. The main level features hardwood flooring and an open-concept kitchen, two living and two dining areas, and a cozy den. Seamlessly connected to a deck, this area is perfect for morning coffee, summer barbecues, and unforgettable sunsets over the mountains with a west-facing backyard.

The gourmet kitchen is a chefâ€™s dream with granite countertops, a gas range, and a practical pantry. The spacious laundry area adds even more functionality to the main level.

The primary bedroom comes with a luxurious ensuite and a walk-in closet.

The fully finished walkout basement is equally impressive, featuring in-floor heating, a large family room with a gas fireplace and wet bar, three additional bedrooms, and one bedroom out of 3 comes with a five-piece ensuite and a good sized Den in the basement. The other two bedrooms share a common four-piece



bathroom.

The bungalow also comes with an oversized double-attached garage. This rare opportunity to own one of Cochrane’s most exceptional homes with the best view is not to be missed.

Built in 2008

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2210708 |
| Price | \$1,570,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,223 |
| Acres | 0.22 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Villa |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 194 Gleneagles Estates Lane |
| Subdivision | GlenEagles |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 2H8 |

Amenities

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

Interior

| | |
|-------------------|--|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry |
| Appliances | Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating | In Floor, Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Electric, Gas |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | None |
| Lot Description | Back Yard, Cul-De-Sac, No Neighbours Behind, Pie Shaped Lot, Views |
| Roof | Wood |
| Construction | Concrete, Stone, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 11th, 2025 |
| Days on Market | 40 |
| Zoning | R-MX |
| HOA Fees | 120 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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