

# \$775,000 - 16 Gleneagles View, Cochrane

MLS® #A2227131

**\$775,000**

4 Bedroom, 4.00 Bathroom, 2,234 sqft

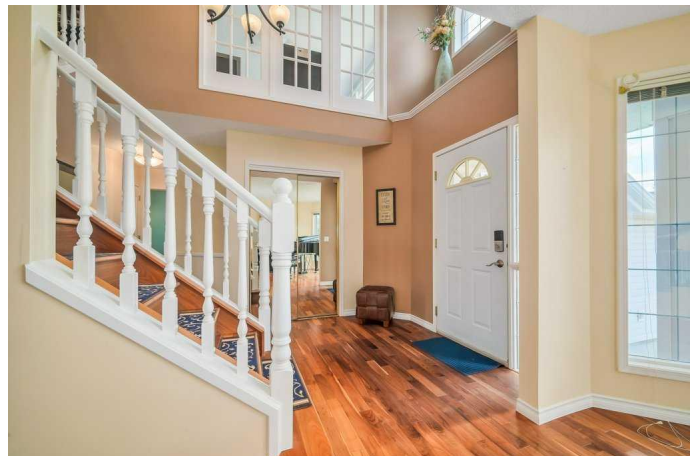
Residential on 0.15 Acres

GlenEagles, Cochrane, Alberta

| OPEN HOUSE July 5th 11am - 1pm

| Updated 2-Storey home backing onto the 10th Fairway of the Links at GlenEagles Golf Course + stunning MOUNTAIN VIEW from the 2nd floor Bonus Room & Balcony + front Living Room. Boasting over 3,200+ sqft of developed SQFT this home is great for entertaining with hardwood floors throughout main floor, updated white kitchen, newer Stainless Steel Appliances (2020) + Gas Range, walk-in pantry opens to breakfast nook & family room with cozy gas fireplace. Bright and inviting formal dining room + living room with VIEW of the ROCKIES + powder room & laundry with newer washer & dryer (2020) complete the main level. Upstairs is highlighted by an elegant primary bedroom with walk-in closet, 4 pc ensuite w/ SOAKER tub + make-up desk. 2 additional good sized bedrooms + 4 pc bath, BONUS ROOM with BALCONY & PANORAMIC VIEW of the MOUNTAINS! Professionally finished lower level with 4th bedroom or den/gym, rec & lounge area + great room. Additional upgrades and features include: AIR CONDITIONING, newer ROOF (2011), roughed-in central vac + PRIVACY backing onto GOLF COURSE. Quiet neighborhood with great access to Calgary, the ROCKIES & Cochrane. Walking distance to Glenbow Ranch Provincial Park with over 25 km of trails at your doorstep. Exceptional Value!

Built in 1996



## Essential Information

MLS® #	A2227131
Price	\$775,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,234
Acres	0.15
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	16 Gleneagles View
Subdivision	GlenEagles
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1N9

## Amenities

Amenities	Golf Course, Park, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Pantry
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Greenbelt, Landscaped, No Neighbours Behind, Rectangular Lot, Views, On Golf Course
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	48
Zoning	R-LD
HOA Fees	125
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX House of Real Estate
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