

# \$769,900 - 195 Gleneagles View, Cochrane

MLS® #A2237261

**\$769,900**

4 Bedroom, 4.00 Bathroom, 2,027 sqft

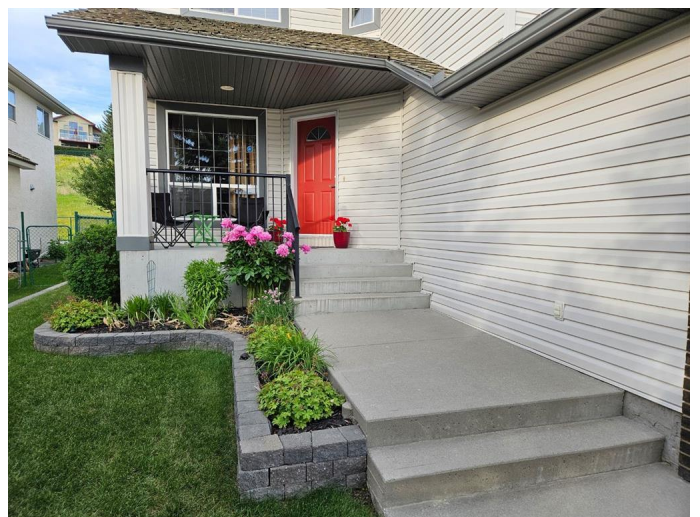
Residential on 0.14 Acres

GlenEagles, Cochrane, Alberta

\*\*\*OPEN HOUSE: SAT JULY 12, 12-4PM,  
SUN JULY 13, 12-4PM\*\*\* Savour  
GORGEOUS MOUNTAIN VIEWS from the  
BRIGHT SUNNY BONUS ROOM morning,  
noon, and evening, summer and winter. This  
FOUR bedroom, 3 1/2 bathroom, Beattie-built  
home nestled in sought after GLENEAGLES  
boasts ample green space, vistas, quietude,  
low traffic, and dark nights.

As you enter the home, you will find PRIDE OF  
OWNERSHIP evident throughout. The  
welcoming foyer with vaulted ceilings leads  
down the hall into the bright open-concept  
main living area. The great room features  
warm hardwood floors and a cozy fireplace.  
The bright and airy dining nook has extra-tall  
windows on three sides and gets wonderful  
morning sun. The kitchen boasts GRANITE  
counter tops, a breakfast bar island, and a  
generous pantry. Also on the main floor are a  
beautiful home office with French Doors, a  
powder room, and main floor laundry  
connecting to the oversized garage.

Upstairs, discover the wonderful BONUS  
ROOM with stunning MOUNTAIN VIEWS,  
Three Bedrooms, and a 4 piece bath. The  
spacious master bedroom is designed for  
comfort and style, complete with walk-in closet  
and private en suite bathroom showcasing a  
deep soaker tub and separate glass-enclosed  
shower.



The FULLY FINISHED BASEMENT with 9 foot ceilings, offers incredible versatility with a spacious open living area and limitless possibilities to make it your own. Completing this level is a generously sized 4th bedroom and a full 4 piece bathroom.

A spacious backyard deck overlooks an open green lawn bordered by a decorative garden filled with low-maintenance perennials and spring bulbs. A STONE PATIO with FIRE PIT offers the perfect place to relax or entertain, all framed by peaceful views of the open green space behind the property. With no neighbours behind and a hill perfect for tobogganing, this is every child and parents's™ delight.

Upgrades include a High-efficiency Gas Furnace (2021), Hot Water Tank (2021), Stainless Steel Fridge (2022), and quiet Bosch dishwasher. The treated pine shake roof has been professionally maintained (2023) and offers classy curb-appeal. The home is pre-wired for a future hot tub and has been meticulously maintained as a non-smoking, no-pet residence.

Enjoy life in Gleneagles, where endless PATHWAYS, a beautiful GOLF COURSE, and GLENBOW RANCH PROVINCIAL PARK are all within walking distance. With easy access to Calgary, and Schools and Shopping nearby, this is a stunning home in a truly unbeatable setting. Come experience it for yourself! You won't be disappointed!

Built in 2002

### **Essential Information**

MLS® #	A2237261
Price	\$769,900
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,027
Acres	0.14
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	195 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, Driveway
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Fire Pit
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Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, No Neighbours Behind, Private, Treed, Views
Roof	Pine Shake
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 8th, 2025
Days on Market	1
Zoning	R-LD
HOA Fees	125
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Coldwell Banker United
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