

# \$769,500 - 18 Gleneagles View, Cochrane

MLS® #A2216551

**\$769,500**

4 Bedroom, 3.00 Bathroom, 1,811 sqft

Residential on 0.16 Acres

GlenEagles, Cochrane, Alberta

**\*\*OPEN HOUSE SAT MAY 24 12-4PM, and SUN MAY 25 2-4PM\*\*PRICE REDUCTION.** This home is **MUST SEE**. Don't miss this rare opportunity to live in the desirable sought after community of Gleneagles where Pride of Ownership is seen throughout this home. Backing onto the 10th Fairway of the Gleneagles GOLF COURSE, this stunning 4 bedroom, 2.5 bathroom isn't just a home, It's a lifestyle waiting to be lived. With 1,985 Sq. Feet of Living Space, this home has plenty of space. As you enter this exceptional home, you will be met with vaulted ceilings giving it a grand entrance and allowing an abundance of natural light and impressive sight lines. The Main Floor boasts a formal living room and formal dining area that is perfect for entertaining. The family room is a great size with a beautiful fireplace and adjacent you will find the kitchen is well appointed with new SS appliances, ample storage and a desk space. Enjoy your coffee/meals in your kitchen nook gazing out at the peaceful views. Outside step onto your deck that leads to a beautiful treed, landscaped backyard where tranquility awaits. Upstairs you will find the primary bedroom which boasts a walk-in closet and 5 piece en-suite bathroom. Two other large size bedrooms and a full bathroom complete the upper level. Enjoy the Breathtaking MOUNTAIN VIEWS from the 2nd story bedroom. Lower level has a large bedroom with sound dampening added. Upgrades- New Roof (4 years), new Hot Water Tank (2 years)



new Appliances including washer/dryer (2 years), new fireplace (Recent). Tucked into nature's beauty, don't miss the opportunity to own this gem of a home, come see for yourself! You won't be disappointed!

Built in 1996

### Essential Information

MLS® #	A2216551
Price	\$769,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,811
Acres	0.16
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	18 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, Driveway, Garage Door Opener, On Street
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Jetted Tub, Kitchen Island, Laminate Counters, No
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	Smoking Home, Pantry, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Central, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

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

## Additional Information

Date Listed	May 1st, 2025
Days on Market	28
Zoning	R-LD
HOA Fees	125
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Coldwell Banker United
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