

# \$769,000 - 225 Gleneagles View, Cochrane

MLS® #A2218643

**\$769,000**

4 Bedroom, 4.00 Bathroom, 1,984 sqft

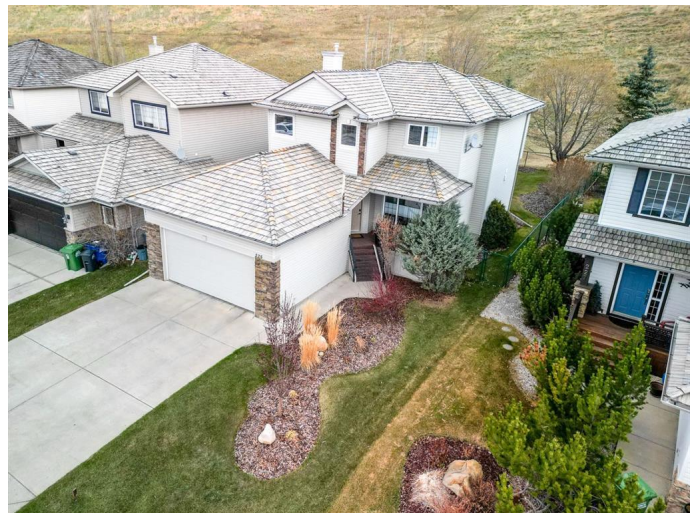
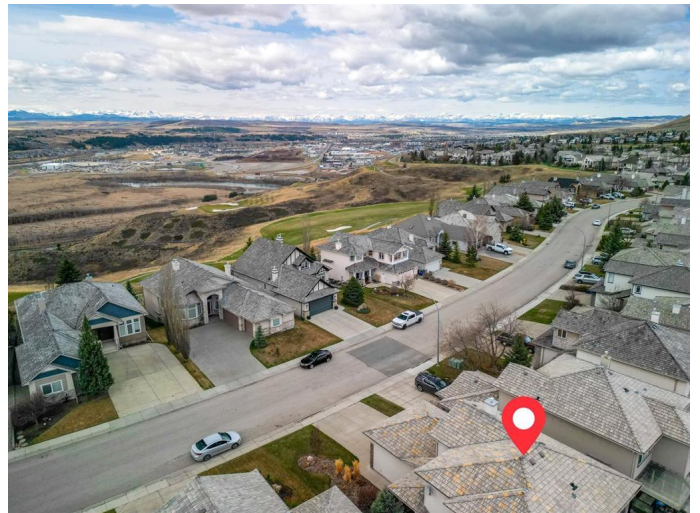
Residential on 0.15 Acres

GlenEagles, Cochrane, Alberta

OPEN HOUSE SUNDAY 1:00-3:00 p.m. This is the one youâ€™ve been waiting for! Located in the sought-after Gleneagles community, this gorgeous family home is just steps from the golf course and surrounded by breathtaking valley and mountain views. With a scenic pathway system winding throughout the community, youâ€™ll love exploring the areaâ€™s natural beauty. From the moment you pull up, the charming curb appeal and grand vaulted entry make a statement.

Inside, the main floor is designed for both style and function, with 9â€™ ceilings and thoughtful upgrades throughout. Need a home office? Youâ€™ve got oneâ€”complete with sleek glass doors for privacy. The open-concept kitchen is perfect for entertaining, featuring a huge island with tons of storage, granite countertops, and a walk-in pantry. The bright living room is the ultimate cozy spot, with a gas fireplace framed by a stylish stone surround. The dining area flows effortlessly onto the spacious deck, overlooking a beautifully landscaped yard with mature trees and no neighbours behindâ€”just peaceful green space. The main level is complete with a laundry room, a 2-piece bath, and a double attached garage.

Upstairs, the primary suite is your own private retreat, featuring a huge walk-in closet and a 5-piece ensuite with a relaxing soaker tub. Two more generous bedrooms offer plenty of



storage—one with a double closet, the other with a walk-in. A 4-piece bath rounds out the upper level.

Downstairs, the fully finished basement is made for movie nights and hangouts, with 9’™ ceilings and a spacious rec room. There’s even a storage room with potential for a dry bar. The fourth bedroom is perfect for guests or older kids, and another 4-piece bath completes the space. The basement vinyl plank flooring is 3 1/2 years old.

This home also includes a large storage shed, updated baseboards, doors, and hardware, and a fully landscaped yard with mature trees for added privacy.

Enjoy the small-town ambiance with the convenience of Downtown Calgary just 35 minutes away. This home has it all—space, style, and an unbeatable location. Check out the virtual tour or book a showing today!

Built in 2003

**Essential Information**

MLS® #	A2218643
Price	\$769,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,984
Acres	0.15
Year Built	2003

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	225 Gleneagles View
Subdivision	GlenEagles
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C2G5

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Freezer, Garage Control(s), Garburator, Gas Stove, Range Hood, Refrigerator, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Stone
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, None, Built-in Barbecue
Lot Description	Back Yard, Rectangular Lot, No Neighbours Behind
Roof	Shake
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 9th, 2025
Days on Market	50
Zoning	R-LD
HOA Fees	125
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.