

# \$899,750 - 187 Gleneagles View, Cochrane

MLS® #A2244900

**\$899,750**

4 Bedroom, 4.00 Bathroom, 2,555 sqft

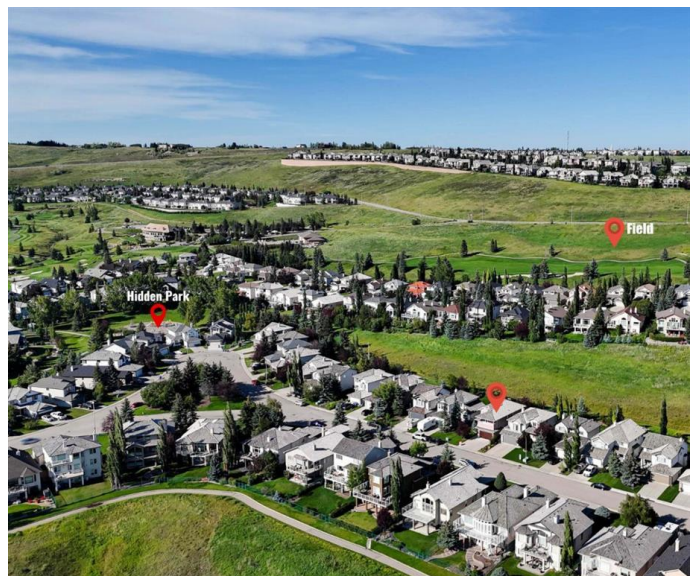
Residential on 0.13 Acres

GlenEagles, Cochrane, Alberta

THIS IS THE ONE! A beautifully updated executive home in one of Cochrane's most coveted communities. With over 2,500 sqft of living space, partial mountain views, and a rare mix of high-end finishes and smart mechanical systems, this home offers everyday luxury in all the right places.

From the curb, its presence is undeniable. A wide driveway leads to a spacious double garage, and above it, a full-width upper balcony offers front-row views of glowing mountain sunsets. Inside, the foyer opens into a bright, stylish main floor with brand-new carpet, fresh paint throughout, and updated light fixtures that create a fresh, modern feel. The open-concept kitchen is a true showpiece – thoughtfully renovated with black granite counters, rich cabinetry, full-height stone backsplash, and a convenient vegetable prep sink beside the large central island. Just off the kitchen, a custom cellar-style bar nook adds charm and function – perfect for entertaining, coffee rituals, or after-dinner drinks. The dining area is surrounded by oversized windows that flood the space with natural light, while the adjacent living room features a cozy gas fireplace and offers breathtaking backyard views.

At the rear, step out to a custom-built two-tier deck made for summer living – with built-in storage beneath the lower level, mature landscaping, and direct access to the tranquil green space & hidden park. Whether you're hosting, relaxing, or watching the kids play,



this outdoor space is a natural extension of the home.

Tucked just inside the garage entry is a functional main-floor mudroom and laundry area with a sink, storage, and smart separation from the living space.

Upstairs, the layout continues to impress. A west-facing bonus room opens onto the upper balcony – ideal for morning coffee or sunset lounging. 4 large bedrooms complete the level, including a beautifully appointed primary suite with a second gas fireplace and glass French doors. The ensuite offers his and hers vanities, a deep air-jetted tub, and a massive glass shower with timeless tile finishes.

But perhaps the most remarkable features are found behind the walls and below your feet. A high-efficiency IBC boiler powers radiant in-floor heating in both the basement and garage. A professional-grade Enviro HRV system keeps air fresh and temperatures balanced. The garage itself becomes a winter luxury – with dual plumbed floor drains tied directly to town sewer, you can let snow melt off your car and walk away worry-free.

The basement is partially finished and ready for your vision – with a fully roughed-in 4-piece bathroom (tub/shower already installed), rough-ins for a wet bar in the living space, a framed bedroom, and a cold storage room for extra function and flexibility.

Set in Gleneagles – with nearby golf, trails, playgrounds, and quick access to Cochrane and Calgary – this home is unlike anything else on the market!

Built in 2002

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2244900  |
| Price    | \$899,750 |
| Bedrooms | 4         |

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,555       |
| Acres          | 0.13        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 187 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 |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, See Remarks, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings                                             |
| Heating           | In Floor, See Remarks                                                                                                                         |
| Cooling           | None                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                           |
| # of Fireplaces   | 2                                                                                                                                             |
| Fireplaces        | Gas                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | Full, Unfinished                                                                                                                              |

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Garden, Lighting, Other, Private Entrance, Private Yard, Storage                                                      |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Private, Rectangular Lot |
| Roof              | Other                                                                                                                          |
| Construction      | Brick, Stucco, Wood Frame                                                                                                      |
| Foundation        | Poured Concrete                                                                                                                |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 22              |
| Zoning         | R-LD            |
| HOA Fees       | 125             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.