

# \$1,570,000 - 194 Gleneagles Estates Lane, Cochrane

MLS® #A2210708

**\$1,570,000**

4 Bedroom, 4.00 Bathroom, 2,223 sqft

Residential on 0.22 Acres

GlenEagles, Cochrane, Alberta

TOP OF THE WORLD | Breathtaking Views in Every Direction. Perched on a cul-de-sac with breathtaking views of the Town of Cochrane, the majestic Rockies, Gleneagles Golf Course, and the Bow River Valley, this magnificent custom walkout bungalow boasts a spacious 9700 square foot lot shaped like a pie. It offers the epitome of luxury living.

Step inside, and youâ€™ll be mesmerized by its high-end finishes and expansive design. The main level features hardwood flooring and an open-concept kitchen, two living and two dining areas, and a cozy den. Seamlessly connected to a deck, this area is perfect for morning coffee, summer barbecues, and unforgettable sunsets over the mountains with a west-facing backyard.

The gourmet kitchen is a chefâ€™s dream with granite countertops, a gas range, and a practical pantry. The spacious laundry area adds even more functionality to the main level.

The primary bedroom comes with a luxurious ensuite and a walk-in closet.

The fully finished walkout basement is equally impressive, featuring in-floor heating, a large family room with a gas fireplace and wet bar, three additional bedrooms, and one bedroom out of 3 comes with a five-piece ensuite and a good sized Den in the basement. The other two bedrooms share a common four-piece



bathroom.

The bungalow also comes with an oversized double-attached garage. This rare opportunity to own one of Cochrane’s most exceptional homes with the best view is not to be missed.

Built in 2008

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2210708    |
| Price          | \$1,570,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,223       |
| Acres          | 0.22        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Villa       |
| Status         | Active      |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 194 Gleneagles Estates Lane |
| Subdivision | GlenEagles                  |
| City        | Cochrane                    |
| County      | Rocky View County           |
| Province    | Alberta                     |
| Postal Code | T4C 2H8                     |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry  |
| Appliances        | Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | In Floor, Forced Air                                                     |
| Cooling           | Central Air                                                              |
| Fireplace         | Yes                                                                      |
| # of Fireplaces   | 2                                                                        |
| Fireplaces        | Electric, Gas                                                            |
| Has Basement      | Yes                                                                      |
| Basement          | Finished, Full, Walk-Out, Exterior Entry                                 |

## Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | None                                                               |
| Lot Description   | Back Yard, No Neighbours Behind, Pie Shaped Lot, Views, Cul-De-Sac |
| Roof              | Wood                                                               |
| Construction      | Concrete, Stone, Wood Frame                                        |
| Foundation        | Poured Concrete                                                    |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 21               |
| Zoning         | R-MX             |
| HOA Fees       | 120              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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