

# \$1,039,000 - 170 Gleneagles View, Cochrane

MLS® #A2209365

**\$1,039,000**

3 Bedroom, 3.00 Bathroom, 1,654 sqft

Residential on 0.15 Acres

GlenEagles, Cochrane, Alberta

Views, views, views! Step through the front door of this warm and inviting bungalow and discover outstanding views of the Bow River valley and Rocky Mountains. The home welcomes you with an open floor plan and gleaming hardwood floors that flow throughout the kitchen, living, and dining rooms. Soaring vaulted ceilings create an airy and expansive feel and a 3 way, glass fireplace creates a warm ambience on chilly winter days. The kitchen is an entertainer's dream and highlights granite countertops, stainless steel appliances, plenty of counter space, and a full pantry for extra storage. Just off the main level, a balcony with glass railings allows you to enjoy the view in comfort throughout the seasons. The primary suite is located on the main floor and provides a private retreat from the main entertaining spaces. The five-piece ensuite includes double sinks and a jetted oversized soaker tub. A fully finished walkout level offers great versatility. There are two generous bedrooms, a shared four-piece bathroom, and a large recreation room with a bar. The west-facing landscaped garden is easily accessed from the lower level. Whether used as a guest suite, teen retreat, or extra living space for a growing family, the possibilities are endless. Additional highlights include a double attached garage and a peaceful backyard that backs onto natural green space. Privacy and tranquility await.

Built in 2002



## Essential Information

MLS® #	A2209365
Price	\$1,039,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,654
Acres	0.15
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	170 Gleneagles View
Subdivision	GlenEagles
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C1W2

## Amenities

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

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Crown Molding, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s), Wet Bar, French Door, Jetted Tub
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Gas Water Heater, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room, Three-Sided
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Lawn, No Neighbours Behind, Rectangular Lot, Views
Roof	Pine Shake
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 14th, 2025
Days on Market	40
Zoning	R-LD
HOA Fees	125
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX House of Real Estate
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