



**GRASSROOTS**

REALTY GROUP

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**158 Gleneagles View  
Cochrane, Alberta**

**MLS # A2275188**



**\$1,349,000**

<b>Division:</b>	GlenEagles		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,847 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Enclosed, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, No Back Lane, No Neighbour		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** N/A

An extraordinary opportunity to own a meticulously maintained residence, ideally positioned along the coveted outer ridge of Gleneagles View. This exceptional two-storey home captures breathtaking, unobstructed views of the Rocky Mountains, Glenbow Provincial Park, the Bow River valley, and the renowned Links of Gleneagles Golf Course—a truly rare and privileged setting. Offering over 4,300 sq. ft. of thoughtfully designed living space, the home features six bedrooms and three and a half bathrooms, including four bedrooms on the upper level—an uncommon and highly sought-after layout for families. Extensive upgrades enhance both form and function, including updated lighting throughout, a renovated primary ensuite, a fully renovated main bathroom, refreshed main-floor powder room, and a renovated lower-level bathroom, along with new baseboards and window casings, upgraded closet doors and shelving, fresh paint throughout, central air conditioning, new carpet in the lower level, a water softener, and two new hot water tanks. The home is also equipped with two furnaces for added comfort and efficiency. From the moment you arrive, the home reveals a timeless design and welcoming presence. The expansive open-concept main floor offers effortless flow between living spaces, perfectly suited for both everyday comfort and elevated entertaining. The beautifully renovated kitchen anchors the home, thoughtfully positioned to keep the host connected as guests gather in the living room around the fireplace, framed by sweeping views beyond. Entertaining continues seamlessly into the formal dining room, designed to accommodate both intimate dinners and larger celebrations with ease. Completing the main level are a private office or den, a spacious laundry and mudroom with sink, and a formal living room—ideal for hosting and

conversation. A stunning curved staircase connects all levels, adding architectural elegance while guiding you to the upper floor where the luxurious primary retreat awaits, complete with a spa-inspired ensuite with claw foot tub, walk in shower, and captivating views. Three additional generously sized bedrooms all with walk in closets, complete this level. The fully developed walkout lower level offers two additional bedrooms, a fully renovated bathroom, and an expansive recreation space with games and sitting areas—perfect for guests, teens, or multi-generational living. Outdoor living is equally impressive, with southwest exposure showcasing uninterrupted views of the surrounding landscape. Enjoy long summer evenings taking in the mountains and valley, whether relaxing on the upper balcony or gathered around the gas fire pit below. Ideally located just minutes from Cochrane’s amenities and approximately 15 minutes to Calgary, this home offers the perfect balance of luxury, privacy, and accessibility, with immediate access to scenic pathways and one of the region’s premier golf courses.