



**131 Gleneagles Terrace
Cochrane, Alberta**

MLS # A2304439



\$974,900

Division:	GlenEagles		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,556 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Gentle Sloping, Landscaped, Lawn, No Back		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Vinyl Windows, Wet Bar		

Inclusions: Living room couches negotiable

Perched directly above the 13th green of Gleneagles Golf Course, this rare walkout bungalow offers front-row views of the manicured green, sweeping valley landscape, frequent wildlife sightings, and the quiet lifestyle that makes Gleneagles one of Cochrane's most sought-after communities. Enjoy golf course and valley views from your deck, great room, primary suite, and walkout lower level. Offering over 2800 sqft of developed living space, the home features soaring 10' ceilings, expansive windows, and a bright open layout designed for comfortable main-floor living. The kitchen is centred around a massive island, stainless steel appliances, gas range, walk-through pantry, and seamless connection to the dining and living areas. Major recent upgrades provide true peace of mind, including new asphalt shingles replacing the original shake roof, upgraded triple-pane east-facing view windows, two recently replaced hot water tanks, and refreshed stucco exterior. The main floor primary retreat captures the views and includes a spacious 5-piece ensuite with jetted tub, separate shower, and private water closet. A front office, convenient laundry/mudroom area off the garage entry, and powder room complete the main level. The fully developed walkout basement is warm and inviting with in-floor heat, large windows, generous natural light, wet bar, spacious recreation area, two bedrooms, and a full bath. Step out to the private lower patio overlooking the fairway and landscaped yard with underground sprinklers. Additional highlights include a tall double attached garage, excellent pride of ownership throughout, and a setting that is difficult to replicate. Gleneagles remains one of Cochrane's most desirable communities for its elevated setting, golf course lifestyle, mature streetscapes, and exceptional commuter convenience with quick access

to Highway 1A, Calgary's northwest edge, downtown Cochrane, and an easy escape west to the mountains. A rare opportunity to secure an executive walkout bungalow in one of Cochrane's premier neighbourhoods.