



**18 Eagleview Place  
Cochrane, Alberta**

**MLS # A2314458**



**\$835,000**

<b>Division:</b>	GlenEagles		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,627 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 548
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Wet Bar		

**Inclusions:** NA

Welcome to 18 Eagleview Place in the highly sought-after community of Gleneagles, where this beautifully updated walkout bungalow villa offers stunning Rocky Mountain views, a double attached garage, and an exceptional location just steps from The Links of GlenEagles Golf Course. Extensively renovated throughout, this move-in-ready home features engineered hardwood flooring across both levels, updated carpet on the stairs, fresh paint, upgraded lighting, refurbished railings and trim work, and modern black hardware throughout. Offering 2 bedrooms on the main level and 1 additional bedroom on the lower level, the layout is both functional and flexible for a variety of lifestyles. The bright open-concept main floor is designed to maximize the incredible west-facing views, featuring expansive windows, a cozy 3-sided fireplace, and inviting living and dining spaces perfect for entertaining or relaxing. The refreshed kitchen showcases new countertops, a refinished island, upgraded sinks and fixtures, and updated appliances including a double oven, refrigerator, microwave, hood fan, and newer dishwasher. The spacious primary retreat offers breathtaking views and a fully renovated spa-inspired ensuite complete with heated floors, premium finishes, dual exhaust systems, and new skylights. The fully finished walkout basement adds exceptional living space with in-floor heating, a large recreation area, wet bar/kitchenette, third bedroom, full bathroom, and direct access to the beautifully landscaped outdoor patio space. Additional major upgrades include newer shingles, a new awning with remaining warranty, updated deck surface, newer blinds throughout, upgraded LED lighting, new front-load laundry machines with pedestals, updated smoke detectors, exterior GFI outlets, and regularly serviced furnace, fireplaces, hot water tank, and central air

conditioning. This is a rare opportunity to own a meticulously updated villa with breathtaking mountain views in one of Cochrane's premier golf course communities.