



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**207 Gleneagles View  
Cochrane, Alberta**

**MLS # A2316215**



**\$764,900**

<b>Division:</b>	GlenEagles		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,277 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, See Re		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** none

Home Sweet Home! Open House June 6th: 2:30pm - 4:30pm / June 7th: 12pm - 2pm. Truly the one you have been waiting for! 3000+ SQFT of living space, Stunning Mountain Views + Backing onto a Green Belt. Welcome to 207 Gleneagles View—an exceptional family home nestled in the highly sought-after community of Gleneagles in Cochrane. Surrounded by lush green space, scenic walking and biking trails, and a renowned golf course, this location offers the perfect balance of nature and convenience. This stunning 4-bedroom home showcases breathtaking Rocky Mountain views, a premium green belt lot, and a thoughtfully designed layout ideal for modern family living. Mountain Views | Backs onto Green Belt | Newer Paint | Main Floor Office | Formal Dining Room | Renovated Chef’s Kitchen | Bonus Room with Private Balcony | Finished Basement | Newer Hot Tub (with sound system & waterfall) | Newer Garage Door | Established Community. Step inside to a welcoming foyer that opens into a bright and spacious floor plan. The main floor features a dedicated office with built-ins—perfect for working from home—a formal dining room (or versatile flex space), and a generous living room complete with a cozy fireplace, creating the perfect setting for entertaining guests. The fully renovated chef’s kitchen is a true showstopper, featuring quartz countertops, stainless steel appliances, elegant backsplash, white cabinetry with black hardware, a two-tone island, and designer lighting—perfect for everyday living. Upstairs, enjoy a sun-filled south-facing bonus room with a private balcony, offering stunning mountain views. The upper-level hosts three spacious bedrooms, including a luxurious primary retreat overlooking the green belt, complete with a large walk-in closet and a spa-inspired ensuite featuring a soaker tub and separate

shower. Two additional bedrooms share a full bathroom. The fully finished basement is designed for family enjoyment, featuring a large recreation room ideal for game nights, a media room (which can easily serve as a 5TH BEDROOM), an additional bedroom, and a half bath. Step outside to your beautifully landscaped and fully fenced backyard, backing directly onto green space. Enjoy summer evenings on the oversized deck or unwind in the hot tub &mdash;this is outdoor living at its finest. Gleneagles - falls in the catchment zoning for Cochrane High School - known for its Elite Football Team. Located just 15 minutes to Calgary, 30 minutes to Downtown, and under an hour to the mountains, this home offers unmatched lifestyle and convenience. A rare opportunity to own a spacious, upgraded home with breathtaking views in one of Cochrane&rsquo;s most desirable communities. \*Some photos are virtually staged\*