



**194 Gleneagles Estates Lane  
Cochrane, Alberta**

**MLS # A2324165**



**\$1,349,000**

<b>Division:</b>	GlenEagles		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,223 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Wood	<b>Condo Fee:</b>	\$ 190
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** n/a

TOP OF THE WORLD | Breathtaking Views in Every Direction. Perched on a cul-de-sac with breathtaking views of the Town of Cochrane, the majestic Rockies, Gleneagles Golf Course, and the Bow River Valley, this magnificent custom walkout bungalow boasts a spacious PIE shaped lot.. It offers the epitome of luxury living. Step inside, and you'll be mesmerized by its high-end finishes and expansive design. The main level features hardwood flooring and an open-concept kitchen, two living and two dining areas, and a cozy den. Seamlessly connected to a deck, this area is perfect for morning coffee, summer barbecues, and unforgettable sunsets over the mountains with a west-facing backyard. The gourmet kitchen is a chef's dream with granite countertops, a gas range, and a practical pantry. The spacious laundry area adds even more functionality to the main level. The primary bedroom comes with a luxurious ensuite and a walk-in closet. The fully finished walkout basement is equally impressive, featuring in-floor heating, a large family room with a gas fireplace and wet bar, three additional bedrooms, and one bedroom out of 3 comes with a five-piece ensuite and a good sized Den in the basement. The other two bedrooms share a common four-piece bathroom. The bungalow also comes with an oversized double-attached garage. This rare opportunity to own one of Cochrane's most exceptional homes with the best view is not to be missed.