



GRASSROOTS
REALTY GROUP

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**19 Gleneagles View
Cochrane, Alberta**

MLS # A2326207



\$1,000,000

Division:	GlenEagles		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,653 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Enclosed, Front Drive, Garage Faces Front		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Back Lane, No M		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Hot Tub

Welcome to this beautifully maintained walkout bungalow in the highly sought-after community of Gleneagles, where stunning mountain and valley views, beautifully landscaped gardens, and exceptional outdoor living spaces create a home you'll enjoy year-round. Offering just under 3,200 sq. ft. of developed living space, this home combines the convenience of main floor living with plenty of space for family and guests. Large windows and skylights fill the main floor with natural light while showcasing the incredible views from nearly every principal room. The open-concept layout is both functional and inviting, featuring an updated kitchen with a walk-in pantry, ample cabinetry, and a spacious breakfast nook that opens directly onto the wraparound balcony. Whether you're enjoying your morning coffee, hosting dinner with friends, or simply taking in the mountain and valley scenery, this outdoor space offers multiple areas for dining, relaxing, and entertaining. The living room is centred around a beautiful three-sided gas fireplace, creating a warm focal point while allowing the surrounding mountain and valley views to remain the highlight. The main floor also features a spacious primary bedroom positioned to capture the scenery, complete with a five-piece ensuite offering dual sinks, a jetted soaker tub, and a separate walk-in shower. A dedicated home office, an additional sitting room or den, a generous laundry room, and access to the attached double garage complete the main level. The fully developed walkout basement provides excellent additional living space with three bedrooms, a four-piece bathroom, a large recreation room, and a built-in bar area that's perfect for entertaining or family gatherings. Step outside to the covered patio and enjoy the beautifully landscaped backyard, where mature trees, established gardens, and thoughtfully designed

outdoor spaces provide privacy and colour throughout the seasons. Additionally, the home has a new asphalt roof(2025) and Duradeck(2025) on the upper deck. Gleneagles is one of Cochrane's most desirable communities, known for its incredible setting overlooking the Bow Valley, extensive walking paths, proximity to Glenbow Ranch Provincial Park, The Links of Gleneagles Golf Course, schools, shopping, and easy access to both Calgary and the Rocky Mountains. If you've been searching for a bungalow with exceptional views, a functional layout, and outdoor spaces that are just as enjoyable as the home itself, this Gleneagles property is one you won't want to miss.