



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**112 Gleneagles View
Cochrane, Alberta**

MLS # A2326746



\$1,158,500

Division:	GlenEagles		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,785 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Aggregate, Double Garage Attached, Garage Door Opener, Garage Faces Fr		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Few Trees, Front Yard, Gentle Sloping, Land		

Heating: Boiler, Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Cork, Hardwood, Tile

Roof: Cedar Shake

Basement: Full

Exterior: Brick, Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Features: Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: All TVs with Wall Mounts, Small Shed in backyard, Home Theatre System (as is)

COVETED Location | PEACEFUL Surroundings | EXCELLENT Neighbours Ideally situated on the 18th hole of The Links of Gleneagles, this exceptional walkout bungalow offers a rare opportunity for luxury golf course living. Showcasing a southeast-facing front and a northwest-facing back, your everyday backdrop is filled with a pristine fairway and stunning mountain views. Step inside 112 Gleneagles View to a bright, open floorplan adorned with rich engineered hardwood, high ceilings, and streaming natural light. The premium kitchen boasts granite countertops, a large central island, woodgrain cabinetry, and newer SS appliances. Retreat to the main-floor primary suite, featuring high ceilings, a walk-in closet, and a 5-piece ensuite with a soaker tub and separate shower. A versatile den, walkthrough pantry, powder room, and dedicated laundry room with a sink and built-in cabinetry complete this level. Step outside onto the expansive Duradek—complete with newer glass-railings and privacy walls—to effortlessly maximize your breathtaking surroundings. The fully finished walkout adds another dimension of living space, offering a large recreation room, two more generous bedrooms, a 4-piece bathroom, a wet-bar, and two spacious storage areas. Step outside and experience a sense of calm in this pristine yard. Lazy afternoons are spent here. Perched on the eastern cliffs of Cochrane, GlenEagles offers breathtaking, panoramic views of the Rocky Mountains and the winding Bow River Valley. This upscale community pairs a serene, nature-oriented lifestyle with ultimate convenience, keeping you just minutes away from everyday amenities. Could this be your moment? Reach out to me or call your favourite Realtor® to book your private showing today—Welcome Home! See ‘Notable Upgrades and Features’ in Supplements.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of Royal LePage Benchmark. Information is believed to be reliable but not guaranteed.