



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

131 Gleneagles Terrace
Cochrane, Alberta

MLS # A2327909



\$1,040,000

Division:	GlenEagles		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,551 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, On Golf Course		

Heating:	Central, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Bookcases, Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	None		

Experience luxury living in this former show home built by Westglen Homes perfectly positioned overlooking the 13th hole of the Gleneagles Links Golf Course. Showcasing exceptional craftsmanship and timeless design, this beautifully maintained home has been extensively updated with more than \$175,000 in interior and exterior improvements completed within the past 2 years. From the moment you step inside, you'll appreciate the quality throughout. Pristine high-gloss maple hardwood floors extend from the grand entrance across the entire main level, while brand-new (June 2026) luxury vinyl plank flooring and plush carpeting provide a fresh, contemporary feel throughout the rest of the home. Triple-pane windows (2024) and premium Hunter Douglas blinds enhance comfort, energy efficiency, and style in every room. The heart of the home is the stunning chef's kitchen, featuring a massive island ideal for meal preparation, casual dining, and entertaining. A gas stove and stainless steel appliances complete this functional and elegant space. The open-concept main floor is warmed by a striking three-way fireplace, creating inviting living and dining areas that seamlessly connect to breathtaking golf course and wildlife views through expansive rear-facing windows. The spacious primary retreat offers a luxurious escape with stunning views, a gorgeous ensuite featuring a jacuzzi jetted tub, separate shower, and ample space to unwind. You'll also enjoy the convenience of the main floor office with a bright window view facing West. Step outside onto the Duradek coated rear deck and enjoy the peaceful surroundings, where deer and other wildlife are frequent visitors. The beautifully landscaped yard is equipped with an underground sprinkler system for effortless maintenance, allowing you to spend more time enjoying the spectacular setting. The walkout

lower level is designed for entertaining and relaxation, offering in-floor heating, a beautiful rock-faced fireplace, a wet bar, and an expansive recreation area perfect for a pool table, games nights, or family gatherings. The large windows enhance the view of the wonderful landscaped yard and the golf course. Two generously sized bedrooms on this level provide comfortable accommodations for family or guests. Additional premium features include in-floor heating in both the lower level and in the attached double garage, plus two new hot water tanks installed in 2025 for added peace of mind. Ideally located with quick access to Glenbow Ranch Provincial Park, scenic walking trails, and all the amenities of Cochrane, this exceptional home combines luxury, comfort, and an unbeatable golf course location. A rare opportunity to own one of Gleneagles's finest homes.