



GRASSROOTS
REALTY GROUP

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**255 Gleneagles View
Cochrane, Alberta**

MLS # A2329513



\$918,000

Division:	GlenEagles		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,642 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Faces Front, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, On Golf Course, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	N/A		

Perfectly positioned along the 14th fairway in the highly sought-after community of Gleneagles, this extensively renovated two-storey home offers 3700 sq. ft. of beautifully developed living space, 5 bedrooms, 3.5 bathrooms, and a level of finish rarely found in the community. With over \$330,000 invested in thoughtful renovations, this is a home where the major work has already been done—allowing you to simply move in and enjoy. At the heart of the home is a stunning designer kitchen that blends style with everyday functionality. Featuring custom cabinetry, an oversized quartz island, stainless steel appliances, central vacuum with a convenient kitchen sweep, and abundant storage, it's a space designed for everything from busy mornings to entertaining family and friends. A dedicated coffee bar with built-in wine fridge adds another layer of luxury, while the bright dining area is wrapped in windows that frame beautiful views of the backyard and golf course beyond. The adjoining living room offers an inviting place to gather, centred around a beautifully updated fireplace with custom mantel and tile surround. A bright front office provides the ideal work-from-home space, while the beautifully renovated powder room, rich hardwood flooring, and custom mudroom with built-in lockers and storage complete the thoughtfully designed main level. Upstairs, the primary suite is a true retreat. Wake up or unwind on your private balcony taking in the mountain views. Inside, the gas fireplace creates a warm and relaxing atmosphere, while the fully renovated spa-inspired ensuite offers heated floors, a freestanding soaker tub, oversized walk-in shower, dual vanities, and quality finishes that transform your daily routine into something special. Two additional spacious bedrooms, large bonus room or bedroom, a beautifully updated full

bathroom, and convenient upper-floor laundry make this level as functional as it is impressive. The fully finished lower level adds incredible flexibility with a large family and recreation space, fitness area, fifth bedroom, and a beautifully renovated three-piece bathroom—perfect for guests, teenagers, or multi-generational living. The value here extends far beyond square footage. More than \$330,000 in renovations include the complete kitchen transformation, custom cabinetry, oversized quartz island, updated lighting throughout, fresh paint, Lava Oak flooring, new carpeting, beautifully renovated bathrooms, redesigned fireplaces, mechanical upgrades including a high-efficiency furnace, reverse osmosis system, and hot water tank (2023). Even the cedar shake roof has been professionally inspected and maintained (2025), giving buyers confidence in both the cosmetic and mechanical condition of the home. Set on a large, fully fenced lot backing the 14th fairway, this home offers privacy, beautiful golf course views, and direct access to Gleneagles' extensive pathway network, all just minutes from Cochrane's schools, shopping, dining, and everyday amenities.