



GRASSROOTS
REALTY GROUP

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1 Gleneagles View Cochrane, Alberta

MLS # A2330336



\$1,140,000

Division:	GlenEagles		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,693 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Irregular Lot, Landscaped, Many Trees, No B		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s), Wet Bar

Inclusions: N/A

Have you been looking for the perfect Walkout bungalow with panoramic views of the rocky mountains, the foothills and the Bow River Valley? This is your new home! This rare lot, available for the first time in 30 years, offers privacy and natural beauty, with no neighbours to the east or southwest. It is positioned next to a beautiful park and borders the nature reserve with a view to the 14th green. A meticulously landscaped yard showcases a mature perennial garden. Offering 3 bedrooms & 2.5 bathrooms and over 3,190 sq. ft., the property is thoughtfully designed with an emphasis on comfort, functionality, and timeless appeal. This impressive residence showcases expansive principal rooms, abundant natural light, 16-foot VAULTED ceilings and a highly desirable open-concept layout. The main level welcomes you with a spacious living room anchored by a cozy gas fireplace, creating the perfect setting for relaxing or gathering with family and friends. Walk outside onto your large deck that has awe-inspiring views & a gas bbq. The functional kitchen offers generous granite countertops, abundant cabinetry, a walk-in pantry, and flows seamlessly into the bright breakfast nook, while the elegant formal dining room provides an ideal space for hosting memorable dinners and special occasions. The luxurious primary suite is a true sanctuary with beautiful views of the Bow Valley. It includes a spacious walk-in closet and a spa-inspired 5-piece ensuite with in-floor heat & jetted tub. A private main-floor office offers the perfect work-from-home environment or quiet reading retreat. Completing the main floor are a convenient powder room and a laundry room with direct access to the attached double garage. The fully developed walkout lower level has 10-foot ceilings & in-floor heat and stunning views. It includes an expansive recreation room with a second gas fireplace & pub-style

wet bar, two generously sized bedrooms, a full 4-piece bathroom, and a versatile flex room which provides options for extended family/guests, a home gym, hobby room or additional office space. Ample storage ensures everything has its place. Other notable features include central AIR-CONDITIONING, maple hardwood flooring, fresh paint and new carpet throughout, a cedar shake roof with a 50-year warranty, Hunter Douglas silhouette blinds, and a furnace & two hot water tanks, both installed new in 2022. Perfectly positioned in one of Cochrane's most sought-after communities, this outstanding home offers a peaceful setting surrounded by the natural beauty of Gleneagles. Enjoy nearby walking paths, parks, the renowned Gleneagles Golf Course, excellent schools and quick access to both downtown Cochrane and Calgary. Combining generous living spaces, an exceptional floor plan, and an unbeatable location, this property offers a rare opportunity to own a remarkable property in a truly desirable neighbourhood.