



GRASSROOTS
REALTY GROUP

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**321 Gleneagles View
Cochrane, Alberta**

MLS # A2334747



\$999,800

Division:	GlenEagles		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,776 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Driveway, Gar		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Dog Run Fer		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Separate Entrance, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Gas Fire table on backyard corner patio		

This exceptional walkout bungalow presents a rare opportunity to enjoy luxury living in a spectacular golf course setting with panoramic mountain vistas. Ideally situated overlooking the 14th fairway with breathtaking views from both levels. The spacious main floor is highlighted by rich hardwood flooring throughout, a formal dining room, and a striking floor-to-ceiling stone two-way fireplace that creates a warm and elegant focal point between the living spaces. The beautifully appointed kitchen features granite countertops, white woodgrain cabinetry, and premium updated appliances, including an LG ThinQ smart refrigerator and black stainless steel convection oven, offering the perfect blend of style and functionality. The primary retreat is designed for comfort and relaxation, featuring mountain views, soaring ceilings and crown moulding with a luxurious 5-piece ensuite complete with jetted soaker tub, an enclosed water closet for added privacy and a walk-in closet with wood shelving. The versatile main floor den/flex room and a full 4-piece bathroom make the perfect setup as a bedroom for guests or an aging parent who requires main-level living. The fully finished walkout lower level provides exceptional additional living space with a large recreation room, two generous bedrooms, a full 3-piece bathroom, multiple storage areas and unique access to the dog run. Additional features include central air conditioning, a heated double attached garage with 240V power, central vacuum system, and high-end window coverings throughout. Step outside to enjoy the expansive Duradek-covered upper deck with 7-foot glass railings designed to maximize the spectacular golf course and mountain views. Both the upper and lower decks are equipped with gas hookups, ideal for barbecues, patio heaters, or an outdoor fireplace. With over \$20K invested in landscaping, this

beautiful yard is complemented by a storage shed, dog run and offers several peaceful sitting areas to enjoy the outdoors. Gleneagles is ideally located with quick access to and just moments from the extensive pathway system throughout beautiful Gleneagles. Play a round of golf at the Links of Gleneagles just up the street or enjoy dinner at the club house. School bus and COLT, Cochrane's own on-demand transit stops close by. Only 30 minute commute to downtown Calgary.