



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1 Glenvista Place
Cochrane, Alberta**

MLS # A2340086



\$750,000

Division:	GlenEagles		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,204 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Few Trees, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 80
Basement:	Full	LLD:	1-26-4-W5
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Ceiling Fan(s), Crown Molding, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Shed & Pool Table		

This stunning walk-out bungalow is beautifully positioned along the ridge in the highly sought after community of The Vistas of Gleneagles, showcasing breathtaking southwest views of the Rocky Mountains and the valley below. The main level features an inviting open concept design with soaring vaulted ceilings and expansive windows that flood the home with natural light while capturing the spectacular views. The chef inspired kitchen offers upgraded stainless steel appliances (2023), granite countertops, custom cabinetry, a walk-through pantry (2026), and a large centre island overlooking the spacious living room with a cozy gas fireplace and the adjoining dining area. Slider doors provide direct access to an impressive 28' x 10' wraparound deck, built in (2024) and perfectly positioned to take in the panoramic scenery. A skylight adds even more natural light to the main living space. The spacious primary retreat features a generous walk-in closet and a luxurious 5 piece ensuite complete with dual vanities, a separate shower, and a large soaker tub. Completing the main level is a large front office, 2 piece powder room, and convenient laundry area. The fully finished walk-out basement is designed for entertaining and features a spacious family room with a second gas fireplace, full sized wet bar, games area, two additional bedrooms, a 3 piece bathroom, and ample storage. The lower level also provides direct access to a large back patio, creating an ideal indoor/outdoor living space. Additional highlights include a Navien combi-unit on-demand domestic/hydronic hot water system (2022) and in-floor heating in the basement plus an EcoWater soft water system (2024), cedar shake roof upgrade (2025) with a 5 year warranty, new carpet in the den and both lower bedrooms (2023), triple-pane windows in the primary bedroom (2023), insulated garage

and central vacuum roughed-in. Gleneagles is one of Cochrane's most desirable communities, renowned for its spectacular mountain and valley views, extensive pathway system, and convenient access to Calgary and Banff/Canmore. This exceptional home combines an outstanding location, breathtaking views, and thoughtful updates throughout.