



GRASSROOTS
REALTY GROUP

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**310 Gleneagles View
Cochrane, Alberta**

MLS # A2341943



\$1,149,000

Division:	GlenEagles		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,687 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Gentle Sloping, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Pool table		

Welcome to this exceptional former home-builder's walkout bungalow in Gleneagles — Cochrane's crown-jewel community. This home features world-class front-and-back views, a long list of upgrades, and blends craftsmanship, scale, and thoughtful design elements making it stand out as an executive-level home on a premiere lot in the neighborhood. Featuring 4 bedrooms, 4 full bathrooms, and a dedicated den, and numerous common areas, there's plenty of room for both living and entertaining. Inside, a curated selection of premium upgrades awaits, led by top-end Brazilian Cherrywood flooring, Hunter Douglas ratchet blinds throughout, and designer paint. The beautifully renovated kitchen elevates everyday living with modern finishes and a layout ideal for cooking, entertaining, and soaking in the view. Downstairs, newer Berber carpeting, three bedrooms, and two additional full bathrooms complement a spacious recreation area that opens up to a stunning backyard overlooking the Gleneagles golf course and valley below. An additional feature, which is rare for Gleneagles is the separate entrance to the garage that gives access to the lower level. With its commanding views, premium upgrades, and smart layout built for elegance and comfort, this outer ring walkout bungalow is one of the most compelling opportunities in Gleneagles.