



GRASSROOTS
REALTY GROUP

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137 Gleneagles View
Cochrane, Alberta

MLS # A2343016



\$789,000

Division:	GlenEagles		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,010 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Greenbelt, Landscaped, Lawn, Level, Many Trees, No		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sauna, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Refrigerator and Stand Up Freezer in basement, Small shed in backyard; Garden Boxes front side of house		

Welcome to 137 Gleneagles View, a fully updated home in one of Cochrane's most charming neighbourhoods. The entrance sets the tone with a soaring ceiling, a statement staircase, and a striking chandelier, while hardwood and tile flooring run throughout the main and upper levels—no carpet in sight. The main floor is built for everyday living and entertaining alike, with a flat-finish ceiling, built-in red oak cabinetry, and a gas fireplace serviced for reliable comfort. The kitchen features granite countertops, and new sliding glass doors open onto a spacious composite deck complete with privacy glass and a gas line for your barbecue. Upstairs, you'll find updated windows, fresh paint, and two generously sized bedrooms sharing a renovated four-piece bathroom, along with a spacious primary suite that includes a walk-in closet and a fully renovated ensuite. The lower level is designed for relaxation, with a built-in sauna and heated floors in the new 4-piece bathroom. Beyond the finishes, this home has been thoughtfully upgraded where it counts: a second electrical panel wired for a generator, LUMENOX exterior lighting, a newer roof, furnace, hot water tank, and windows. The double attached garage is equally well equipped, with epoxy flooring, heavy-duty metal cabinetry, dual heaters, and wood-insulated walls. Backing onto beautiful green space with direct access to the pathway system, this home is just minutes from Cochrane's shops, schools, and restaurants—offering privacy, room-to-breathe, excellent neighbours, and a genuine sense of comfort. Ready to experience this property in person? Schedule a private viewing with your favourite Realtor®; or contact me directly today to book your showing! Your new home awaits. Note: A complete "Features and Updates" sheet can be found in the Supplements.

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