

# \$1,399,000 - 194 Gleneagles Estates Lane, Cochrane

MLS® #A2229135

**\$1,399,000**

4 Bedroom, 4.00 Bathroom, 2,223 sqft

Residential on 0.22 Acres

GlenEagles, Cochrane, Alberta

AMAZING DEAL!!! PRICED TO SELL-Motivated Sellers...TOP OF THE WORLD | Breathtaking Views in Every Direction. Perched on a cul-de-sac with breathtaking views of the Town of Cochrane, the majestic Rockies, Gleneagles Golf Course, and the Bow River Valley, this magnificent custom walkout bungalow boasts a spacious 9700 square foot lot shaped like a pie. It offers the epitome of luxury living.

Step inside, and youâ€™ll be mesmerized by its high-end finishes and expansive design. The main level features hardwood flooring and an open-concept kitchen, two living and two dining areas, and a cozy den. Seamlessly connected to a deck, this area is perfect for morning coffee, summer barbecues, and unforgettable sunsets over the mountains with a west-facing backyard.

The gourmet kitchen is a chefâ€™s dream with granite countertops, a gas range, and a practical pantry. The spacious laundry area adds even more functionality to the main level.

The primary bedroom comes with a luxurious ensuite and a walk-in closet.

The fully finished walkout basement is equally impressive, featuring in-floor heating, a large family room with a gas fireplace and wet bar, three additional bedrooms, and one bedroom out of 3 comes with a five-piece ensuite and a



good sized Den in the basement. The other two bedrooms share a common four-piece bathroom.

The bungalow also comes with an oversized double-attached garage. This rare opportunity to own one of Cochrane’s most exceptional homes with the best view is not to be missed.

Built in 2008

**Essential Information**

MLS® #	A2229135
Price	\$1,399,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,223
Acres	0.22
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Villa
Status	Active

**Community Information**

Address	194 Gleneagles Estates Lane
Subdivision	GlenEagles
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2H8

**Amenities**

Amenities	None
Parking Spaces	4

Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	None
Lot Description	Back Yard, Cul-De-Sac, No Neighbours Behind, Pie Shaped Lot, Views
Roof	Wood
Construction	Concrete, Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 8th, 2025
Days on Market	32
Zoning	R-MX
HOA Fees	120
HOA Fees Freq.	ANN

## Listing Details

Listing Office	PREP Realty
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