# \$962,500 - 20 Gleneagles Green, Cochrane

MLS® #A2235790

# \$962,500

4 Bedroom, 4.00 Bathroom, 2,663 sqft Residential on 0.16 Acres

GlenEagles, Cochrane, Alberta

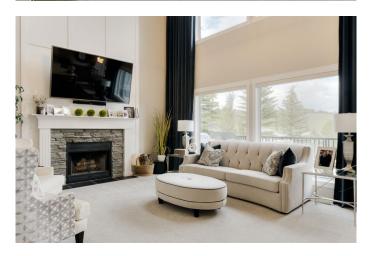
Tucked away on a quiet CUL-DE-SAC in desirable Gleneagles, this BEAUTIFULLY UPDATED two-storey home with a FINISHED WALKOUT BASEMENT backs onto the pathway, is well treed and showcases STUNNING VIEWS of the Glenbow Valley right from your deck. The remodelled WHITE KITCHEN (2024), stunning tile, a LARGE ISLAND with WATERFALL QUARTZ COUNTERS and a built-in pantry. The living room offers a cozy GAS FIREPLACE with floor-to-ceiling BOARD and BATTEN detailing. A spacious mudroom with CUSTOM BUILT-INS and a refreshed laundry room with sink and upper cabinetry add everyday functionality. French doors that lead into the MAIN FLOOR OFFICE with large windows off the veranda making it feel nice and bright!

Enjoy summer evenings on the WEST-FACING COMPOSITE DECK with BEAUTIFUL VIEWS of the Glenbow Valley. The private, landscaped yard is a serene retreat with many TREES for privacy, and TWO STORAGE SHEDS.

Upstairs, the bonus room offers the most INCREDIBLE OFFICE SPACE, with beautiful BUILT-INS, an ELECTRIC FIREPLACE, and peak-a-boo MOUNTAIN VIEWS. Three bedrooms up include two bright bedrooms and a primary bedroom with Glenbow Valley VIEWS, a 5-piece ensuite with CORK flooring, SOAKER TUB, STAND ALONE SHOWER,







and WALK-IN CLOSET. The WALKOUT BASEMENT has IN-FLOOR HEAT, a 4-piece bath, additional bedroom, and an office or could be utilized as an optional bedroom.

Additional highlights: NEWER WINDOWS on the main and upper floors, AIR CONDITIONING, HEATED OVERSIZED GARAGE with CABINETRY, and plenty of storage in the utility room with two water tanks, two furnaces, a 2024 CENTRAL VAC SYSTEM. A must-see property blending comfort, function, and unbeatable views.

#### Built in 2002

#### **Essential Information**

MLS® # A2235790 Price \$962,500

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,663 Acres 0.16 Year Built 2002

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 20 Gleneagles Green

Subdivision GlenEagles
City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 1P4

## **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Heated Garage, Oversized

# of Garages 2

### Interior

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, High

Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry,

Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood,

Refrigerator, Window Coverings, Built-In Electric Range

Heating Fireplace(s), Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Electric, Family Room, Gas, Living Room

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Balcony, BBQ gas line, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped,

Views, Many Trees

Roof Pine Shake

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 7th, 2025

Days on Market 1

Zoning R-LD

# **Listing Details**

Listing Office eXp Realty

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