

# \$1,585,000 - 264 Gleneagles View, Cochrane

MLS® #A2207712

**\$1,585,000**

3 Bedroom, 3.00 Bathroom, 2,330 sqft

Residential on 0.17 Acres

GlenEagles, Cochrane, Alberta

Experience refined luxury in this executive walk-out bungalow with sweeping unobstructed views of the Rocky Mountains and Bow River. Extensively renovated in its entirety, this home is brimming with an abundance of beautiful and modern upgrades inside and out. Enter through the front door greeted by an expansive front entry with heated tile flooring, soaring 20' vaulted ceilings, and a spectacular double-sided natural stone fireplace reaching from floor to ceiling which will forever wow you and your guests. Enjoy breathtaking views from every room in the house, including the dream kitchen which hosts a large granite island with a built in gas cook-top, stainless steel Jenn Aire appliances and a sizeable walkthrough pantry. The sun drenched dining area offers an abundance of entertaining space and flows beautifully into the tranquil sunroom sitting area which serves as the ideal space to unwind and enjoy the view. Stunning black walnut hardwood floors span the entirety of the main floor including the stairs leading to the flexible upper-level loft which makes the perfect den or home office. Retreat to the spacious primary bedroom which hosts the spa-like ensuite which highlights heated floors, a luxurious soaker tub, dual vanities with LED Mirrors, an expansive tiled walk-in shower, and a custom walk-in closet. The main floor is concluded by a convenient mud room, and a dedicated laundry area with built in storage and a sink. Descend to the fully developed



walk-out basement which provides an additional 1600 sq.ft. of living space, luxury vinyl plank floors with four in-floor heating zones, a cozy family room, a beautiful wet bar including wine storage, a sink, fridge and a four-panel sliding glass door. The lower level is complete with a gym or theatre space, two additional bedrooms with walk-in closets, and a three piece bathroom with a glass shower and heated tile floors. Enjoy seamless outdoor living with multiple places to enjoy the sun which include the oversized glass railing balcony, and the stamped concrete patio which features an Arctic Spa hot tub and retractable privacy screens, and the beautifully landscaped backyard with a designated fire pit area. The heated triple garage is reminiscent of a dealership show suite, finished with Polyspartic polymer flooring, upgraded lighting, Trusscor wall and ceiling panels, wall cabinetry, and pre-wiring for a hydraulic vehicle lift. Enjoy miles of pathway just outside your door with easy access to Glenbow Ranch Provincial Park, play a round of golf at the Links of Gleneagles just up the street, or enjoy a dinner at the Eagles Nest lounge. Community features also include school bus and COLT (Cochrane's own on-demand transit) stops nearby. Quick access to the city, with only a 30 minute commute to downtown Calgary.

Built in 2005

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2207712    |
| Price          | \$1,585,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,330       |

|            |             |
|------------|-------------|
| Acres      | 0.17        |
| Year Built | 2005        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 264 Gleneagles View |
| Subdivision | GlenEagles          |
| City        | Cochrane            |
| County      | Rocky View County   |
| Province    | Alberta             |
| Postal Code | T4C 2H6             |

### **Amenities**

|                |                                                                                                                                    |
|----------------|------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Park                                                                                                                               |
| Parking Spaces | 6                                                                                                                                  |
| Parking        | Garage Door Opener, Heated Garage, Side By Side, Triple Garage Attached, 220 Volt Wiring, Aggregate, Garage Faces Front, Oversized |
| # of Garages   | 3                                                                                                                                  |

### **Interior**

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings, Wine Refrigerator                          |
| Heating           | Forced Air, In Floor                                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                                           |
| Fireplaces        | Gas                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                         |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                    |

### **Exterior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance, Private Yard                          |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, |

|              |                                                                                                                                       |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------|
|              | Lawn, Low Maintenance Landscape, No Neighbours Behind, Private, Street Lighting, Environmental Reserve, Underground Sprinklers, Views |
| Roof         | Shake                                                                                                                                 |
| Construction | Stone, Vinyl Siding, Wood Frame                                                                                                       |
| Foundation   | Poured Concrete                                                                                                                       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 38              |
| Zoning         | R-LD            |
| HOA Fees       | 125             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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