

\$799,900 - 18 Gleneagles View, Cochrane

MLS® #A2216551

\$799,900

4 Bedroom, 3.00 Bathroom, 1,811 sqft

Residential on 0.16 Acres

GlenEagles, Cochrane, Alberta

OPEN HOUSE-MAY 3 (1-4PM) Discover your DREAM HOME in the desirable sought after community of Gleneagles where Pride of Ownership is seen throughout this home. Backing onto the 10th Fairway of the Gleneagles GOLF COURSE, this stunning 4 bedroom, 2.5 bathroom isn't just a home. It's a lifestyle waiting to be lived. Step inside and let the openness of the vaulted ceilings embrace you as you enter this exceptional home. Main Floor boasts a formal living room and formal dining area that is perfect for entertaining. The family room is a great size with a beautiful fireplace and adjacent you will find the kitchen is well appointed with newer SS appliances (less than 3 years old), ample storage and a desk space. Enjoy your coffee/meals in your kitchen nook gazing out at the peaceful views. Outside step onto your deck that leads to a beautiful treed, landscaped backyard where tranquility awaits. Upstairs you will find the primary bedroom which boasts a walk-in closet and 5 piece en-suite bathroom. Two other good size bedrooms and a full bathroom complete the upper level. Enjoy the Breathtaking MOUNTAIN VIEWS from the 2nd story. Lower level has a large bedroom with sound dampening added. Newer Roof (Under 4 years old, with warranty) and new Hot Water Tank (under 2 years old). Tucked into nature's beauty, don't miss the opportunity to own your own piece of heaven, just minutes away from Calgary and the Rocky Mountains.



Built in 1996

Essential Information

MLS® #	A2216551
Price	\$799,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,811
Acres	0.16
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	18 Gleneagles View
Subdivision	GlenEagles
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1N9

Amenities

Amenities	Golf Course, Park, Playground
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, On Street
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Freezer
Heating	Central, Fireplace(s), Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, No Neighbours Behind, Treed, Views, On Golf Course
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2025
Days on Market	1
Zoning	R-LD
HOA Fees	125
HOA Fees Freq.	ANN

Listing Details

Listing Office	Coldwell Banker United
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.