

# \$795,000 - 16 Gleneagles View, Cochrane

MLS® #A2227131

**\$795,000**

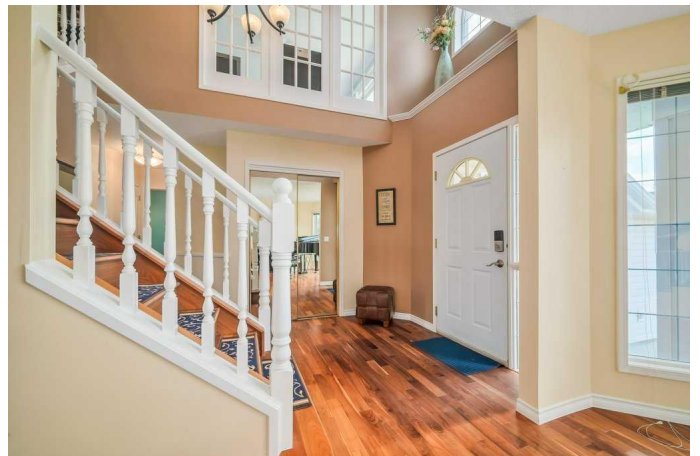
4 Bedroom, 4.00 Bathroom, 2,234 sqft

Residential on 0.15 Acres

GlenEagles, Cochrane, Alberta

Updated 2-Storey home backing onto the 10th Fairway of the Links at GlenEagles Golf Course + stunning MOUNTAIN VIEW from the 2nd floor Bonus Room & Balcony + front Living Room. Boasting over 3,200+ sqft of developed SQFT this home is great for entertaining with hardwood floors throughout main floor, updated white kitchen, newer Stainless Steel Appliances (2020) + Gas Range, walk-in pantry opens to breakfast nook & family room with cozy gas fireplace. Bright and inviting formal dining room + living room with VIEW of the ROCKIES + powder room & laundry with newer washer & dryer (2020) complete the main level. Upstairs is highlighted by an elegant primary bedroom with walk-in closet, 4 pc ensuite w/ SOAKER tub + make-up desk. 2 additional good sized bedrooms + 4 pc bath, BONUS ROOM with BALCONY & PANORAMIC VIEW of the MOUNTAINS! Professionally finished lower level with 4th bedroom or den/gym, rec & lounge area + great room. Additional upgrades and features include: AIR CONDITIONING, newer ROOF (2011), roughed-in central vac + PRIVACY backing onto GOLF COURSE. Quiet neighborhood with great access to Calgary, the ROCKIES & Cochrane. Walking distance to Glenbow Ranch Provincial Park with over 25 km of trails at your doorstep. Exceptional Value!

Built in 1996



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2227131    |
| Price          | \$795,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,234       |
| Acres          | 0.15        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 16 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        |
| # of Garages   | 2                             |

## Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Pantry                                                                                                           |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                          |
| Cooling           | None                                                                                                                             |
| Fireplace         | Yes                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                |
| Fireplaces        | Gas                                                                                                                              |
| Has Basement      | Yes                                                                                                                              |

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|                 |                                                                                                                   |
|-----------------|-------------------------------------------------------------------------------------------------------------------|
| Lot Description | Backs on to Park/Green Space, Greenbelt, Landscaped, No Neighbours Behind, On Golf Course, Rectangular Lot, Views |
|-----------------|-------------------------------------------------------------------------------------------------------------------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
|--------------|--------------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 5th, 2025 |
|-------------|----------------|

|                |    |
|----------------|----|
| Days on Market | 10 |
|----------------|----|

|        |      |
|--------|------|
| Zoning | R-LD |
|--------|------|

|          |     |
|----------|-----|
| HOA Fees | 125 |
|----------|-----|

|                |     |
|----------------|-----|
| HOA Fees Freq. | ANN |
|----------------|-----|

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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