

# \$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 you'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 chef'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 | 58             |
| Zoning         | R-MX           |
| HOA Fees       | 120            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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