



**GRASSROOTS**  
REALTY GROUP

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## 120 Gleneagles Landing Cochrane, Alberta

**MLS # A2216789**



# \$1,288,000

<b>Division:</b>	GlenEagles		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,353 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Side, Heated Garage		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, On Corner		

**Heating:** In Floor, Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Shake, Wood

**Basement:** Finished, Full, Walk-Out To Grade

**Exterior:** Stone, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Bar, Bookcases, Built-in Features, Central Vacuum, Crown Molding, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Wired for Sound

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-LD

**Utilities:** -

**Inclusions:** N/A

Open House Saturday May 3rd 1:00-4:00pm. Premier Gleneagles Walkout Bungalow with Spectacular Rocky Mountain Views &mdash; Nestled in the exclusive enclave of Gleneagles Landing, this custom-built executive walkout bungalow offers over 4,000 sq ft of impeccably finished living space, with some of the most breathtaking views Cochrane has to offer. Perched above the 17th tee of the renowned GlenEagles Golf Course, this rare property captures sweeping vistas of the Rocky Mountains, the Bow River valley, and the charming town of Cochrane &mdash; a dynamic landscape that changes beautifully with the seasons. Designed with timeless elegance and functionality, the main floor boasts soaring 10' ceilings, rich hardwood flooring, and massive windows that flood the home with natural light. The great room features a three-sided gas fireplace and uninterrupted views, while the chef's kitchen is equipped with a 5-burner gas cooktop, built-in oven, prep sink, under-cabinet lighting, and a spacious island, all adjacent to a walk-through pantry and large dining area with access to the upper deck &mdash; complete with glass railing and a natural gas BBQ hookup. The primary retreat offers privacy, comfort, and panoramic scenery, with a luxurious ensuite featuring dual vanities, a jetted tub, a separate shower, and a large walk-in closet with custom built-ins. A dedicated home office with built-in cabinetry and a versatile flex room with French doors provide excellent options for working or relaxing. The fully developed walkout level with in floor heating includes three additional large bedrooms, a stylish wet bar with wine storage, a full bathroom, and a generous recreation room with a cozy gas fireplace and custom built-ins, opening onto a stone patio in the beautifully landscaped backyard. Additional features include an oversized heated double

garage with large windows and side-yard access, and excellent curb appeal on one of Cochrane’s most desirable and peaceful streets. Don’t wait! Large bungalows like this don’t come available very often.