

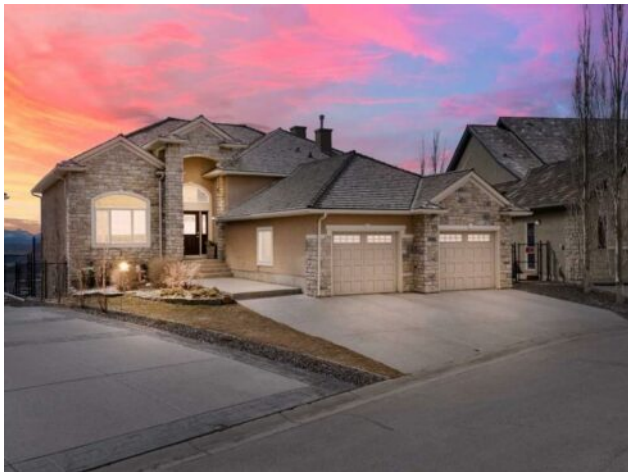


GRASSROOTS
REALTY GROUP

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194 Gleneagles Estates Lane
Cochrane, Alberta

MLS # A2229135



\$1,399,000

Division:	GlenEagles		
Type:	Residential/House		
Style:	Bungalow-Villa		
Size:	2,223 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, No Neighbours Behind, Pie Shaped Lot, Views		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Wood	Condo Fee:	\$ 165
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stone, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry		

Inclusions: N/A

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.