



GRASSROOTS
REALTY GROUP

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120 Gleneagles Landing
Cochrane, Alberta

MLS # A2236309



\$1,225,000

Division:	GlenEagles		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,353 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Side, Heated Garage		
Lot Size:	0.18 Acre		
Lot Feat:	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 July 5th 1:00-4:00. Premier Gleneagles Walkout Bungalow with Spectacular Rocky Mountain Views — 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 — 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 — 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.