



GRASSROOTS
REALTY GROUP

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**187 Gleneagles View
Cochrane, Alberta**

MLS # A2244900



\$899,750

Division:	GlenEagles		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,555 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance L		

Heating:	In Floor, See Remarks	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Other	Sewer:	-
Roof:	Other	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	1-26-4-W5
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, See Remarks, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

THIS IS THE ONE! A beautifully updated executive home in one of Cochrane's most coveted communities. With over 2,500 sqft of living space, partial mountain views, and a rare mix of high-end finishes and smart mechanical systems, this home offers everyday luxury in all the right places. From the curb, its presence is undeniable. A wide driveway leads to a spacious double garage, and above it, a full-width upper balcony offers front-row views of glowing mountain sunsets. Inside, the foyer opens into a bright, stylish main floor with brand-new carpet, fresh paint throughout, and updated light fixtures that create a fresh, modern feel. The open-concept kitchen is a true showpiece — thoughtfully renovated with black granite counters, rich cabinetry, full-height stone backsplash, and a convenient vegetable prep sink beside the large central island. Just off the kitchen, a custom cellar-style bar nook adds charm and function — perfect for entertaining, coffee rituals, or after-dinner drinks. The dining area is surrounded by oversized windows that flood the space with natural light, while the adjacent living room features a cozy gas fireplace and offers breathtaking backyard views. At the rear, step out to a custom-built two-tier deck made for summer living — with built-in storage beneath the lower level, mature landscaping, and direct access to the tranquil green space & hidden park. Whether you're hosting, relaxing, or watching the kids play, this outdoor space is a natural extension of the home. Tucked just inside the garage entry is a functional main-floor mudroom and laundry area with a sink, storage, and smart separation from the living space. Upstairs, the layout continues to impress. A west-facing bonus room opens onto the upper balcony — ideal for morning coffee or sunset lounging. 4 large bedrooms complete the level, including a beautifully

appointed primary suite with a second gas fireplace and glass French doors. The ensuite offers his and hers vanities, a deep air-jetted tub, and a massive glass shower with timeless tile finishes. But perhaps the most remarkable features are found behind the walls and below your feet. A high-efficiency IBC boiler powers radiant in-floor heating in both the basement and garage. A professional-grade Enviro HRV system keeps air fresh and temperatures balanced. The garage itself becomes a winter luxury — with dual plumbed floor drains tied directly to town sewer, you can let snow melt off your car and walk away worry-free. The basement is partially finished and ready for your vision — with a fully roughed-in 4-piece bathroom (tub/shower already installed), rough-ins for a wet bar in the living space, a framed bedroom, and a cold storage room for extra function and flexibility. Set in Gleneagles — with nearby golf, trails, playgrounds, and quick access to Cochrane and Calgary — this home is unlike anything else on the market!