



GRASSROOTS
REALTY GROUP

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**181 Gleneagles View
Cochrane, Alberta**

MLS # A2253946



\$849,000

Division:	GlenEagles		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,480 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Front Yard, C		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	2nd fridge and freezer in storage room		

Modern farmhouse elegance meets french countryside charm. Discover the perfect blend of timeless design and modern comfort in this one-of-a-kind two-storey home nestled in the heart of Gleneagles—one of Cochrane's most sought-after family communities. Backing onto wide open green space and just minutes from scenic trails, parks and the renowned Gleneagles Golf Course, this home offers the ideal balance of peaceful living and city convenience. Step inside and be greeted by soaring ceilings and an abundance of natural light, highlighting the home's warm, inviting atmosphere and superior craftsmanship. The main floor boasts multiple living spaces including a cozy family room overlooking the backyard, and an elegant living room with a stunning cathedral ceiling and ornate fireplace—perfect for relaxing evenings or hosting guests. At the heart of the home lies a chef-inspired kitchen featuring brand new quartz countertops, sleek stainless-steel appliances, ample cabinetry and storage, and a large central island—perfect for casual meals or entertaining. Thoughtfully designed for functionality, the main floor also includes a walk-through pantry, a built-in mudroom with lockers, a dedicated home office with French doors, and a formal dining room for family gatherings. Upstairs, you'll find all-new carpet, beautiful mountain views, and a spacious layout ideal for families. The primary retreat is a true standout, accessed through a charming sitting room with a fireplace and built-ins—an ideal spot for reading or winding down. The suite features a king-sized layout, walk-in closet, and a spa-inspired ensuite with a soaker tub and separate shower. Two additional bedrooms, a full bathroom, and convenient upper-level laundry round out the second floor. The fully finished basement offers endless possibilities with a

refreshment bar, dedicated fitness room, and space for movie nights, games, or guests. Additional features include built-in speakers, underground irrigation, cedar shake roof (recently maintained with 5-year warranty), oversized finished garage with epoxy floors, skylight, sink and floor drain. The house is complemented with an expansive multi-zone back deck that spans the full width of the home, thoughtfully divided into two distinct spaces—ideal for both entertaining and relaxing. One side is perfect for hosting summer barbecues or outdoor dining, while the other offers a more private retreat for morning coffee, evening drinks, or quiet lounging. Backing onto wide open green space, this deck offers both functionality and serenity. Play a round of golf at the Links of Gleneagles just up the street or enjoy dinner at the Eagle's Nest lounge. School buses and COLT, Cochrane's own on-demand transit stop nearby. Quick access to the city, with only a 30-minute commute to downtown Calgary.