



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**187 Gleneagles View  
Cochrane, Alberta**

**MLS # A2255104**



**\$889,000**

<b>Division:</b>	GlenEagles		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,536 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance L		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	1-26-4-W5
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Nestled in Cochrane's beloved Gleneagles community — where wide-open green spaces meet mountain views and families thrive — this executive home offers 2,535 sq.ft. of thoughtfully designed living space for comfort, connection, and everyday life. As part of a "no-backyard" neighbourhood, you'll enjoy private green space right behind your home without the upkeep. From the curb, the home has undeniable presence. A wide driveway, double garage, and an upper balcony create a welcoming first impression, while inside, light and space immediately set the tone. Brand-new carpet, updated fixtures, and freshly painted interior walls and ceilings (with a potential buyer credit to choose your own new exterior colours) make the home feel fresh and move-in ready. The kitchen is built for busy family life as much as entertaining — with granite counters, a full-height stone backsplash, central island with prep sink, and a charming custom bar nook for coffee mornings, evening drinks or designated homework area. Oversized windows brighten the dining area, while the living room with its cozy fireplace frames views of the private backyard and green space beyond. Step outside, and you'll see why this home is such a gem for families. A two-tier deck with built-in storage and mature landscaping makes summer gatherings effortless, while direct access to a hidden park means the kids have room to play just steps from your door. Day-to-day function is built in with a main-floor mudroom and laundry area, keeping the chaos of family life organized. Downstairs, the partially finished basement is ready to grow with you, with a roughed-in 4-piece bath (tub/shower installed), wet bar rough-ins, a framed bedroom, and cold storage. Upstairs, the floorplan continues to shine for family living. A west-facing bonus room opens to the balcony for

quiet morning moments or sunset evenings. Four generous bedrooms give everyone their own space, and the primary suite is a retreat for parents — complete with a second fireplace, French doors, dual vanities, a deep jetted tub, and a walk-in shower. Behind the scenes, this home goes above and beyond with a full boiler system featuring 17 separately controlled zones (boiler, manifold and automated controls were replaced in 2022) providing in-floor heating throughout the entire home and garage, plus a professional-grade HRV system for clean, balanced comfort. Even the garage feels like an upgrade — heated, with dual plumbed floor drains tied to town sewer, making snowy winter days worry-free.