



GRASSROOTS
REALTY GROUP

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**216 Gleneagles Estates Lane
Cochrane, Alberta**

MLS # A2283334



\$1,179,000

Division:	GlenEagles		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,635 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Many Trees,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 190
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	Dishwasher & Refrigerator in wet bar.		

Welcome to refined living in Gleneagles Estates, a premier golf course community where design, comfort, and natural beauty converge. Offering over 3,190 sq. ft. of thoughtfully designed living space, this stunning home features 3 bedrooms, 2.5 bathrooms, and a west-facing backyard with mountain views, backing onto a peaceful green belt. From the moment you step inside, you're greeted by soaring 10-foot ceilings that rise to an impressive 14 feet, expansive windows, and an abundance of natural light that flows effortlessly throughout the home. Rich hardwood flooring and an open, airy layout create a warm yet sophisticated atmosphere. The heart of the home is the chef-inspired kitchen, complete with a built-in gas cooktop, expansive cabinetry, and a large central island that anchors the space. The kitchen flows seamlessly into the dining area and out to a terrace—perfect for al fresco dining while enjoying sunset views. The adjacent living room is both inviting and elegant, centered around a cozy gas fireplace ideal for gathering and relaxing. The primary retreat is a true sanctuary, featuring a spa-like ensuite designed for rest and rejuvenation. Thoughtful finishes and a calming ambiance make it the perfect place to unwind at the end of the day. The walkout lower level is equally impressive, offering a spacious recreation room, wet bar, two additional bedrooms, and a full bathroom—an ideal setup for guests, entertaining, or multigenerational living, all while maintaining direct access to the serene outdoor setting. Additional highlights include central air conditioning, a double attached garage, and the unmatched lifestyle of living in a sought-after golf course community surrounded by nature, pathways, and breathtaking scenery. This is more than a home—it's a lifestyle defined by views, space, and

effortless elegance.