



GRASSROOTS
REALTY GROUP

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

**122 Gleneagles Landing
Cochrane, Alberta**

MLS # A2296260



\$1,389,900

Division:	GlenEagles		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,888 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Lands		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Alarm system, garage opener x2, garage shelving, garage heater.		

Incredible location - quiet cul-de-sac backing onto the golf course and boasting incredible panoramic views of the valley, river and mountains! Step into a home that offers a truly grand sense of arrival, where beautiful hardwood flooring flows seamlessly throughout and soaring vaulted ceilings create an immediate impression of space and elegance. Just off the front entrance, a gorgeous front office provides the perfect setting for working from home, while a large front dining room offers an inviting space for hosting memorable dinners and gatherings. The heart of the home is the stunning kitchen, thoughtfully designed for both everyday living and entertaining. It features a large island with raised breakfast bar seating, gleaming granite countertops, and stainless steel appliances, including a premium Viking gas range stove and oven. A convenient corner pantry adds to the functionality, while the open layout connects effortlessly to the bright eating nook. Here, you'll enjoy panoramic views of the valley, with direct access to the back deck—perfect for morning coffee or evening relaxation. The living room is equally impressive, showcasing a gas fireplace with a beautiful stone surround and wooden mantle. Expansive windows frame incredible views of the river valley and beyond, filling the space with natural light and enhancing the home's airy feel under vaulted ceilings. Retreat to the spacious primary suite, where comfort meets luxury. This serene space continues to capture breathtaking views and features a striking triple-sided fireplace. The 5-piece ensuite includes a stand-alone shower, dual vanity, and a large soaking tub, complemented by a generous walk-in closet. The lower level offers additional living space to suit a variety of needs, including a well-appointed laundry area with a sink. The basement boasts a large recreation room

with a gas fireplace featuring a tile surround and mantle, as well as direct access to a lower-level patio. Two spacious bedrooms—one with a walk-in closet—along with a 3-piece bathroom provide excellent accommodations for family or guests. A massive storage room ensures plenty of space for organization. Outside, the backyard is truly exceptional, backing onto a walking path and golf course with stunning views of the river and valley. A fenced yard includes direct access to the pathway system, perfect for outdoor enthusiasts. Additional highlights include an oversized heated garage with ample shelving, as well as air conditioning for year-round comfort. Nestled in the heart of Gleneagles, this home perfectly blends luxury, functionality, and breathtaking natural surroundings.