



**164 Gleneagles Estates Lane  
Cochrane, Alberta**

**MLS # A2300183**



**\$1,150,000**

<b>Division:</b>	GlenEagles		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,735 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Private, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 190
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

**Inclusions:** Pool Table & Accessories, Speakers

Perched in a prime SW-facing location, this exceptional walkout bungalow offers unobstructed panoramic views of the Rocky Mountains, Bow River valley, golf course, and the Town of Cochrane. With nearly 3,200 sq. ft. of developed living space, this impeccably maintained home blends timeless design with modern comfort. The bright, open-concept main floor features vaulted ceilings and expansive windows that flood the space with natural light while perfectly framing the views. The chef-inspired kitchen showcases maple cabinetry, granite countertops, a large island, and stainless steel appliances, flowing seamlessly into the living and dining areas. A formal dining room sits just off the foyer, perfect for hosting. The striking two-sided gas fireplace anchors the living room and primary suite. Step out to the full-width, partially covered deck—an ideal place to take in the breathtaking scenery. The main floor primary suite is thoughtfully tucked away and features a walk-in closet, a 5-piece ensuite, and new sliding doors that provide direct access to the expansive deck. A second bedroom, a full 4-piece bathroom, and a convenient main floor laundry/mudroom with direct access to the oversized double garage complete this level. The fully developed walkout basement offers excellent additional living space, including in floor heating, a large family room with a fireplace, a spacious rec/games room complete with a pool table, and two additional bedrooms—one oversized. A full bathroom, dedicated utility room, and ample storage enhance the functionality of this level, making it ideal for guests, family, or multi-generational living. Whether you're enjoying a cozy evening by the fire, hosting a game night, or unwinding on the deck with a glass of wine, this home offers an exceptional lifestyle. Unmatched views, an exceptional layout, and a coveted

location&mdash;this is Gleneagles living at its finest.