



**40 Eagleview Way  
Cochrane, Alberta**

**MLS # A2301050**



**\$840,000**

<b>Division:</b>	GlenEagles		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,545 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Close to Clubhouse, Corner Lot, Front Yard, (		

<b>Heating:</b>	Central, In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 548
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

There is a specific feeling that comes with a 180-degree view of the Rockies, and at 40 Eagleview Way, that view is the focal point of the entire home. Situated in the Villas of Gleneagles, this walk-out bungalow was designed to let the landscape do the heavy lifting. Whether you're looking out over the fairways of The Links of Gleneagles or watching the weather roll across the mountains, the backdrop is constant and unobstructed. The interior layout is intentional, moving from a quiet front foyer and private office into an open main floor that feels both expansive and connected. The ceilings are high, the hardwood is substantial, and the natural light is everywhere. In the kitchen, the focus is on clean lines and utility, centered around a large quartz island and custom white cabinetry that runs to the ceiling. A dedicated skylight ensures the space stays bright even on the rare grey day. The main living area is anchored by a gas fireplace with custom built-ins, and it opens directly onto a wrap-around deck built for people who want to spend time outside. The primary suite is a private retreat on the main level, notable for an ensuite that features its own skylight—a small detail that makes a big difference in the morning. Downstairs, the walk-out level is just as comfortable as the main floor, thanks to in-floor heating and luxury vinyl plank flooring, with 2 picture windows (84" x 68" each) facing the Rockies to the SW. It's a functional space with a second fireplace, two legitimate guest bedrooms, a 4-pc bath, and clever additions like 2 built-in mini-fridges and deep storage. With central air conditioning, a layout that prioritizes a low-maintenance lifestyle, and maintenance-free grass and snow removal, this is a home for those who want the scale and views of a mountain estate without the constant upkeep. Reach out to me or call your favourite Realtor® to book your

private showing today!