



GRASSROOTS
REALTY GROUP

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**225 Gleneagles View
Cochrane, Alberta**

MLS # A2192303



\$799,000

Division:	GlenEagles		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,984 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Rectangular Lot		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile, Vinyl Plank

Roof: Shake

Basement: Finished, Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: Washer "as is, where is" due to its age, Shed

This is the one you've been waiting for! Located in the sought-after Gleneagles community, this gorgeous family home is just steps from the golf course and surrounded by breathtaking valley and mountain views. With a scenic pathway system winding throughout the community, you'll love exploring the area's natural beauty. From the moment you pull up, the charming curb appeal and grand vaulted entry make a statement. Inside, the main floor is designed for both style and function, with 9' ceilings and thoughtful upgrades throughout. Need a home office? You've got one—complete with sleek glass doors for privacy. The open-concept kitchen is perfect for entertaining, featuring a huge island with tons of storage, granite countertops, and a walk-in pantry. The bright living room is the ultimate cozy spot, with a gas fireplace framed by a stylish stone surround. The dining area flows effortlessly onto the spacious deck, overlooking a beautifully landscaped yard with mature trees and no neighbours behind—just peaceful green space. The main level is complete with a laundry room, a 2-piece bath, and a double attached garage. Upstairs, the primary suite is your own private retreat, featuring a huge walk-in closet and a 5-piece ensuite with a relaxing soaker tub. Two more generous bedrooms offer plenty of storage—one with a double closet, the other with a walk-in. A 4-piece bath rounds out the upper level. Downstairs, the fully finished basement is made for movie nights and hangouts, with 9' ceilings and a spacious rec room. There's even a storage room with potential for a dry bar. The fourth bedroom is perfect for guests or older kids, and another 4-piece bath completes the space. The basement vinyl plank flooring is 3 1/2 years old. This home also includes a large storage shed, updated baseboards, doors,

and hardware, and a fully landscaped yard with mature trees for added privacy. Enjoy the small-town ambiance with the convenience of Downtown Calgary just 35 minutes away. This home has it all—space, style, and an unbeatable location. Check out the virtual tour or book a showing today!