



GRASSROOTS
REALTY GROUP

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**264 Gleneagles View
Cochrane, Alberta**

MLS # A2207712



\$1,585,000

Division:	GlenEagles		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,330 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Aggregate, Garage Door Opener, Garage Faces Front, Heated		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Ya		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Experience refined luxury in this executive walk-out bungalow with sweeping unobstructed views of the Rocky Mountains and Bow River. Extensively renovated in it's entirety, this home is brimming with an abundance of beautiful and modern upgrades inside and out. Enter through the front door greeted by an expansive front entry with heated tile flooring, soaring 20' vaulted ceilings, and a spectacular double-sided natural stone fireplace reaching from floor to ceiling which will forever wow you and your guests. Enjoy breathtaking views from every room in the house, including the dream kitchen which hosts a large granite island with a built in gas cook-top, stainless steel Jenn Aire appliances and a sizeable walkthrough pantry. The sun drenched dining area offers an abundance of entertaining space and flows beautifully into the tranquil sunroom sitting area which serves as the ideal space to unwind and enjoy the view. Stunning black walnut hardwood floors span the entirety of the main floor including the stairs leading to the flexible upper-level loft which makes the perfect den or home office. Retreat to the spacious primary bedroom which hosts the spa-like ensuite which highlights heated floors, a luxurious soaker tub, dual vanities with LED Mirrors, an expansive tiled walk-in shower, and a custom walk-in closet. The main floor is concluded by a convenient mud room, and a dedicated laundry area with built in storage and a sink. Descend to the fully developed walk-out basement which provides an additional 1600 sq.ft. of living space, luxury vinyl plank floors with four in-floor heating zones, a cozy family room, a beautiful wet bar including wine storage, a sink, fridge and a four-panel sliding glass door. The lower level is complete with a gym or theatre space, two additional bedrooms with walk-in closets, and a three piece bathroom with a glass shower and heated

tile floors. Enjoy seamless outdoor living with multiple places to enjoy the sun which include the oversized glass railing balcony, and the stamped concrete patio which features an Arctic Spa hot tub and retractable privacy screens, and the beautifully landscaped backyard with a designated fire pit area. The heated triple garage is reminiscent of a dealership show suite, finished with Polyspartic polymer flooring, upgraded lighting, Trusscor wall and ceiling panels, wall cabinetry, and pre-wiring for a hydraulic vehicle lift. Enjoy miles of pathway just outside your door with easy access to Glenbow Ranch Provincial Park, play a round of golf at the Links of Gleneagles just up the street, or enjoy a dinner at the Eagles Nest lounge. Community features also include school bus and COLT (Cochrane's own on-demand transit) stops nearby. Quick access to the city, with only a 30 minute commute to downtown Calgary.