

# \$940,000 - 116 Gleneagles View, Cochrane

MLS® #A2218357

**\$940,000**

4 Bedroom, 4.00 Bathroom, 2,137 sqft

Residential on 0.22 Acres

GlenEagles, Cochrane, Alberta

Nestled in one of Gleneagles's™ most coveted enclaves, this estate home offers a rare blend of privacy, luxury, and jaw-dropping Rocky Mountain views. Perfectly positioned on a quiet cul-de-sac, it backs directly onto the 18th hole of The Links of Gleneagles™ ensuring no rear neighbours, just open skies, lush fairways, and a front-row seat to the sun setting behind the mountain peaks.

Sitting on one of the largest lots in the community, the outdoor living is as spectacular as the views. Step into your glass-enclosed patio and enjoy the outdoors without wind interrupting your peace. Whether it's™ morning coffee or evening wine, the scenery never disappoints. The freshly renovated exterior's™ featuring Hardie board siding and shake accents's™ gives this home undeniable curb appeal. And inside, it's™ just as impressive: the interior has been freshly painted throughout, giving the entire space a bright, polished, move-in-ready feel.

Soaring ceilings in the two-storey great room make a statement the moment you enter, complemented by built-in bookshelves and a dramatic rock-clad fireplace. The kitchen features newly installed leathered stone countertops, an ideal layout with plenty of cabinetry, and connects to a sunny breakfast nook and deck. A formal dining room, private den/office, and a well-planned



mudroom/laundry room complete the main floor with effortless flow from the garage.

Upstairs, the primary suite is more than just a bedroom—it's a retreat. With its own sitting area surrounded by windows, you'll wake up to sweeping mountain and golf course views. The large ensuite bath, walk-in closet, and spacious layout offer both luxury and functionality. Two additional bedrooms and a full bathroom complete the upper level.

Downstairs, the fully finished walkout basement is warm and welcoming with a fourth bedroom, a full bathroom, and a spacious rec/family room—ideal for guests, teens, or extended family. With two fireplaces, four bedrooms, and 3.5 bathrooms, this home offers both space and substance.

Every detail has been thoughtfully maintained and updated, offering turn-key living in one of Cochrane's most prestigious neighbourhoods.

If you've been dreaming of mountain views, golf course living, and a home that truly stands apart—this is the one. Book your showing today.

Built in 1998

### **Essential Information**

MLS® #	A2218357
Price	\$940,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,137
Acres	0.22
Year Built	1998

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	116 Gleneagles View
Subdivision	GlenEagles
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1P3

### Amenities

Amenities	Park, Playground
Parking Spaces	6
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Vaulted Ceiling(s), Bookcases
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Range
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Neighbours Behind, Views, On Golf Course
Roof	Shake
Construction	Composite Siding, Wood Frame

Foundation                Poured Concrete

**Additional Information**

Date Listed                May 8th, 2025  
Days on Market        7  
Zoning                    R-LD  
HOA Fees                125  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            RE/MAX First

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