

\$795,000 - 16 Gleneagles View, Cochrane

MLS® #A2227131

\$795,000

4 Bedroom, 4.00 Bathroom, 2,234 sqft

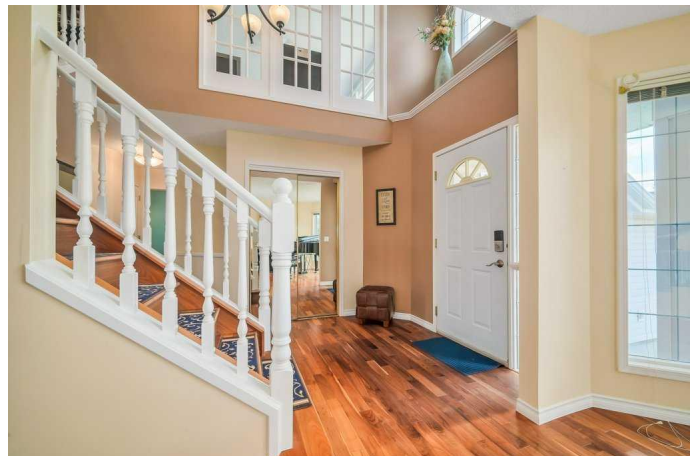
Residential on 0.15 Acres

GlenEagles, Cochrane, Alberta

| OPEN HOUSE July 5th 11am - 1pm

| Updated 2-Storey home backing onto the 10th Fairway of the Links at GlenEagles Golf Course + stunning MOUNTAIN VIEW from the 2nd floor Bonus Room & Balcony + front Living Room. Boasting over 3,200+ sqft of developed SQFT this home is great for entertaining with hardwood floors throughout main floor, updated white kitchen, newer Stainless Steel Appliances (2020) + Gas Range, walk-in pantry opens to breakfast nook & family room with cozy gas fireplace. Bright and inviting formal dining room + living room with VIEW of the ROCKIES + powder room & laundry with newer washer & dryer (2020) complete the main level. Upstairs is highlighted by an elegant primary bedroom with walk-in closet, 4 pc ensuite w/ SOAKER tub + make-up desk. 2 additional good sized bedrooms + 4 pc bath, BONUS ROOM with BALCONY & PANORAMIC VIEW of the MOUNTAINS! Professionally finished lower level with 4th bedroom or den/gym, rec & lounge area + great room. Additional upgrades and features include: AIR CONDITIONING, newer ROOF (2011), roughed-in central vac + PRIVACY backing onto GOLF COURSE. Quiet neighborhood with great access to Calgary, the ROCKIES & Cochrane. Walking distance to Glenbow Ranch Provincial Park with over 25 km of trails at your doorstep. Exceptional Value!

Built in 1996



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2227131 |
| Price | \$795,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,234 |
| Acres | 0.15 |
| Year Built | 1996 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 16 Gleneagles View |
| Subdivision | GlenEagles |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 1N9 |

Amenities

| | |
|----------------|-------------------------------|
| Amenities | Golf Course, Park, Playground |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Pantry |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |

| | |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony |
| Lot Description | Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectangular Lot, Views, Greenbelt, On Golf Course |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 5th, 2025 |
| Days on Market | 24 |
| Zoning | R-LD |
| HOA Fees | 125 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.