

# \$1,549,000 - 194 Gleneagles Estates Lane, Cochrane

MLS® #A2210708

**\$1,549,000**

4 Bedroom, 4.00 Bathroom, 2,223 sqft

Residential on 0.22 Acres

GlenEagles, Cochrane, Alberta

Price reduced to sell!!!! TOP OF THE WORLD |  
Breathtaking Views in Every Direction.

Perched on a cul-de-sac with breathtaking views of the Town of Cochrane, the majestic Rockies, Gleneagles Golf Course, and the Bow River Valley, this magnificent custom walkout bungalow boasts a spacious 9700 square foot lot shaped like a pie. It offers the epitome of luxury living.

Step inside, and youâ€™™ll be mesmerized by its high-end finishes and expansive design. The main level features hardwood flooring and an open-concept kitchen, two living and two dining areas, and a cozy den. Seamlessly connected to a deck, this area is perfect for morning coffee, summer barbecues, and unforgettable sunsets over the mountains with a west-facing backyard.

The gourmet kitchen is a chefâ€™™s dream with granite countertops, a gas range, and a practical pantry. The spacious laundry area adds even more functionality to the main level.

The primary bedroom comes with a luxurious ensuite and a walk-in closet.

The fully finished walkout basement is equally impressive, featuring in-floor heating, a large family room with a gas fireplace and wet bar, three additional bedrooms, and one bedroom out of 3 comes with a five-piece ensuite and a good sized Den in the basement. The other



two bedrooms share a common four-piece bathroom.

The bungalow also comes with an oversized double-attached garage. This rare opportunity to own one of Cochrane’s most exceptional homes with the best view is not to be missed.

Built in 2008

**Essential Information**

MLS® #	A2210708
Price	\$1,549,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,223
Acres	0.22
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Villa
Status	Active

**Community Information**

Address	194 Gleneagles Estates Lane
Subdivision	GlenEagles
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2H8

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

### Interior

Interior Features Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry  
Appliances Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer  
Heating In Floor, Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Electric, Gas  
Has Basement Yes  
Basement Exterior Entry, Finished, Full, Walk-Out

### Exterior

Exterior Features None  
Lot Description Back Yard, Cul-De-Sac, No Neighbours Behind, Pie Shaped Lot, Views  
Roof Wood  
Construction Concrete, Stone, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 11th, 2025  
Days on Market 55  
Zoning R-MX  
HOA Fees 120  
HOA Fees Freq. ANN

### Listing Details

Listing Office PREP Realty

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