

# \$720,000 - 74 Eagleview Heights, Cochrane

MLS® #A2232287

**\$720,000**

3 Bedroom, 3.00 Bathroom, 1,351 sqft

Residential on 0.19 Acres

GlenEagles, Cochrane, Alberta

Discover this beautifully maintained home in the sought-after community of The Villas of GlenEagles. Here, you're not just buying a home; you're joining a friendly, welcoming neighbourhood where neighbors become friends and life feels a little more peaceful. Perfectly perched above the charming town of Cochrane, just steps from the GlenEagles Golf Course and a short drive to both the City of Calgary and the majestic Rocky Mountains, this exceptional walk-out bungalow offers over 2300 sq ft of thoughtfully developed space tailored for those seeking a lock-and-leave lifestyle. As you step inside, you're greeted by rich hardwood flooring that flows seamlessly throughout the entire main level. You'll also discover an elegant formal dining room, a spacious open kitchen with generous cabinetry, and an island and counter space featuring quartz countertops. The expansive primary bedroom features a walk-in closet and a luxurious five-piece ensuite. The main level also includes a guest bath, convenient laundry, and a deck that invites you to soak in the surroundings. This beautiful home has not one, but two gas fireplaces offering comfort on both levels. As you descend into the walkout basement, you will discover the in-floor heating and a flexible layout. The lower level enhances the sense of space and comfort with a large family room, walkout access to the lower patio, two additional bedrooms, a full bathroom, and a utility room with ample storage. Numerous thoughtful updates including a new roof



(2022), central air conditioning (2024), fresh paint, and a new hot water tank (2024) â€” offer true peace of mind. The immaculate double attached garage, complete with storage above the door, adds even more practicality to this move-in ready home. This home has been truly cared for â€” a warm, welcoming haven in a community that feels just the same. Villas in this community are a rare gem. Reach out to your favourite REALTORÂ® to book your appointment today!

Built in 1999

**Essential Information**

MLS® #	A2232287
Price	\$720,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,351
Acres	0.19
Year Built	1999
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

**Community Information**

Address	74 Eagleview Heights
Subdivision	GlenEagles
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1P7

**Amenities**

Amenities	None
Parking Spaces	4

Parking	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated, Owned
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Low Flow Plumbing Fixtures, Track Lighting
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Brick Facing, Gas, Living Room, Tile, Mantle, Raised Hearth, Oak
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance, Rain Gutters
Lot Description	Front Yard, Irregular Lot, Landscaped, Lawn, Many Trees, Street Lighting, Views, Gentle Sloping
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 29th, 2025
Days on Market	1
Zoning	R-MX
HOA Fees	125
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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