

# \$962,500 - 20 Gleneagles Green, Cochrane

MLS® #A2235790

**\$962,500**

4 Bedroom, 4.00 Bathroom, 2,663 sqft

Residential on 0.16 Acres

GlenEagles, Cochrane, Alberta

Tucked away on a quiet CUL-DE-SAC in desirable Gleneagles, this BEAUTIFULLY UPDATED two-storey home with a FINISHED WALKOUT BASEMENT backs onto the pathway, is well treed and showcases STUNNING VIEWS of the Glenbow Valley right from your deck. The remodelled WHITE KITCHEN (2024), stunning tile, a LARGE ISLAND with WATERFALL QUARTZ COUNTERS and a built-in pantry. The living room offers a cozy GAS FIREPLACE with floor-to-ceiling BOARD and BATTEN detailing. A spacious mudroom with CUSTOM BUILT-INS and a refreshed laundry room with sink and upper cabinetry add everyday functionality. French doors that lead into the MAIN FLOOR OFFICE with large windows off the veranda making it feel nice and bright!

Enjoy summer evenings on the WEST-FACING COMPOSITE DECK with BEAUTIFUL VIEWS of the Glenbow Valley. The private, landscaped yard is a serene retreat with many TREES for privacy, and TWO STORAGE SHEDS.

Upstairs, the bonus room offers the most INCREDIBLE OFFICE SPACE, with beautiful BUILT-INS, an ELECTRIC FIREPLACE, and peak-a-boo MOUNTAIN VIEWS. Three bedrooms up include two bright bedrooms and a primary bedroom with Glenbow Valley VIEWS, a 5-piece ensuite with CORK flooring, SOAKER TUB, STAND ALONE SHOWER,



and WALK-IN CLOSET. The WALKOUT BASEMENT has IN-FLOOR HEAT, a 4-piece bath, additional bedroom, and an office or could be utilized as an optional bedroom.

Additional highlights: NEWER WINDOWS (2024) on the main and upper floors, AIR CONDITIONING (2021), HEATED OVERSIZED GARAGE (2021) with CABINETRY, and plenty of storage in the utility room with two water tanks, two furnaces, a CENTRAL VAC SYSTEM (2024). A must-see property blending comfort, function, and nice views.

Built in 2002

**Essential Information**

MLS® #	A2235790
Price	\$962,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,663
Acres	0.16
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	20 Gleneagles Green
Subdivision	GlenEagles
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1P4

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Oversized
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Electric Range, Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Many Trees, Views
Roof	Pine Shake
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 7th, 2025
Days on Market	5
Zoning	R-LD

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.