

# \$890,000 - 181 Gleneagles View, Cochrane

MLS® #A2253946

**\$890,000**

4 Bedroom, 4.00 Bathroom, 2,480 sqft

Residential on 0.14 Acres

GlenEagles, Cochrane, Alberta

Modern farmhouse elegance meets french countryside charm. Discover the perfect blend of timeless design and modern comfort in this one-of-a-kind two-storey home nestled in the heart of Gleneagles—one of Cochrane's most sought-after family communities. Backing onto wide open green space and just minutes from scenic trails, parks and the renowned Gleneagles Golf Course, this home offers the ideal balance of peaceful living and city convenience.

Step inside and be greeted by soaring ceilings and an abundance of natural light, highlighting the home's warm, inviting atmosphere and superior craftsmanship. The main floor boasts multiple living spaces including a cozy family room overlooking the backyard, and an elegant living room with a stunning cathedral ceiling and ornate fireplace—perfect for relaxing evenings or hosting guests.

At the heart of the home lies a chef-inspired kitchen featuring brand new quartz countertops, sleek stainless-steel appliances, ample cabinetry and storage, and a large central island—perfect for casual meals or entertaining. Thoughtfully designed for functionality, the main floor also includes a walk-through pantry, a built-in mudroom with lockers, a dedicated home office with French doors, and a formal dining room for family gatherings.

Upstairs, you'll find all-new carpet, beautiful mountain views, and a spacious layout ideal for families. The primary retreat is



a true standout, accessed through a charming sitting room with a fireplace and built-ins—an ideal spot for reading or winding down. The suite features a king-sized layout, walk-in closet, and a spa-inspired ensuite with a soaker tub and separate shower. Two additional bedrooms, a full bathroom, and convenient upper-level laundry round out the second floor.

The fully finished basement offers endless possibilities with a refreshment bar, dedicated fitness room, and space for movie nights, games, or guests. Additional features include built-in speakers, underground irrigation, cedar shake roof (recently maintained with 5-year warranty), oversized finished garage with epoxy floors, skylight, sink and floor drain. The house is complemented with an expansive multi-zone back deck that spans the full width of the home, thoughtfully divided into two distinct spaces—ideal for both entertaining and relaxing. One side is perfect for hosting summer barbecues or outdoor dining, while the other offers a more private retreat for morning coffee, evening drinks, or quiet lounging. Backing onto wide open green space, this deck offers both functionality and serenity. Play a round of golf at the Links of Gleneagles just up the street or enjoy dinner at the Eagle's Nest lounge. School buses and COLT, Cochrane's own on-demand transit stop nearby. Quick access to the city, with only a 30-minute commute to downtown Calgary.

Built in 2002

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2253946  |
| Price      | \$890,000 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |

|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 2,480       |
| Acres          | 0.14        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 181 Gleneagles View |
| Subdivision | GlenEagles          |
| City        | Cochrane            |
| County      | Rocky View County   |
| Province    | Alberta             |
| Postal Code | T4C 1W2             |

### Amenities

|                |                                                                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Park, Playground                                                                                                                                       |
| Parking Spaces | 4                                                                                                                                                      |
| Parking        | Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, On Street, Oversized, See Remarks |
| # of Garages   | 2                                                                                                                                                      |

### Interior

|                   |                                                                                                                                                                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Bar, Wired for Sound |
| Appliances        | Bar Fridge, Dishwasher, Electric Range, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                                                                                                                                                                                                 |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                                                                                                                                                |
| Cooling           | None                                                                                                                                                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                                                  |
| # of Fireplaces   | 3                                                                                                                                                                                                                                                                                                                                    |
| Fireplaces        | Decorative, Gas, Great Room, Living Room, Mantle, Master Bedroom, See Remarks                                                                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                                                  |



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

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | BBQ gas line, Private Yard |
|-------------------|----------------------------|

|                 |                                                                                                                                                                                                                        |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lot Description | Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, See Remarks, Street Lighting, Underground Sprinklers, Views, Close to Clubhouse, Greenbelt |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|      |       |
|------|-------|
| Roof | Shake |
|------|-------|

|              |                           |
|--------------|---------------------------|
| Construction | Brick, Stucco, Wood Frame |
|--------------|---------------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 5th, 2025 |
|-------------|---------------------|

|                |   |
|----------------|---|
| Days on Market | 4 |
|----------------|---|

|        |      |
|--------|------|
| Zoning | R-LD |
|--------|------|

|          |     |
|----------|-----|
| HOA Fees | 125 |
|----------|-----|

|                |     |
|----------------|-----|
| HOA Fees Freq. | ANN |
|----------------|-----|

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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