

# \$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 |
|----------------|------------|

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