

**187 Gleneagles View
Cochrane, Alberta**

MLS # A2268804



\$839,000

Division:	GlenEagles		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,536 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance L		

Heating:	Boiler, In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	1-26-4-W5
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

In Gleneagles, where the mountains follow you home and kids learn to ride bikes on quiet streets, sits a house designed for real life — the kind that’s full of morning coffee on the deck while taking in the mountain views, and laughter drifting in from the hidden park just beyond your backyard. From the front, this home feels welcoming. A wide driveway, double garage, and a sunny upper balcony hint that there’s space here — for cars, for guests, for life to unfold. Step inside to 4 beds, 2.5 baths and over 2500 sqft of living space. Everything feels fresh: brand-new carpet under your feet, hardwood, updated fixtures, freshly painted walls and ceilings. It’s the kind of home where you can unpack, exhale, and start living. The kitchen was built for families that gather. Granite countertops, a large island w/prep sink, a full-height stone backsplash — and then the little touch that makes everyone smile: a custom bar nook. Coffee spot in the morning, an evening drink after dinner, or a place where homework happens while cookies cool on the counter. Oversized windows fill the main floor with sunlight, and the living room fireplace draws everyone in. Beyond the windows, green space stretches out. Open the door, and there’s a two-tier deck made for birthday parties, late-summer dinners, and every BBQ in between. Mature landscaping keeps things private, and the kids? They have their own secret world just steps away — a hidden park they can reach without crossing a single street. Upstairs, life keeps unfolding. A west-facing bonus room with balcony access means sunrise coffee; and sunsets that make you pause. Four bedrooms stretch across the upper floor, including a primary suite built for tired parents who finally get a moment to themselves: French doors, a second fireplace, a jetted tub, dual sinks, and a walk-in

shower. Downstairs, the house is ready to grow with you. A framed bedroom, cold storage, wet bar rough-ins, and a roughed-in bathroom with the tub already installed — finish it now, or save it for later. But here’s the part most homes can’t compete with — the part you don’t see at first glance, but you feel every day: This home was built with comfort and efficiency in mind. A head-to-toe, whole-home boiler system with 17 individually controlled heating zones runs in-floor heat through every level — including the garage. The entire system — boiler, manifold, automated controls — was replaced in 2022. What does that mean for you? No cold floors. No uneven temperatures. No wasted energy. Just steady, quiet warmth… and noticeably lower heating bills every month. Paired with a professional-grade HRV system, the air stays fresh, clean, and balanced — something you appreciate every time winter hits and the house still feels light and breathable. Even the garage has its own perks: heated slab, and two plumbed floor drains tied into town sewer, so melting snow and wet vehicles are never a problem. This isn’t just a beautiful house. it’s family home.