

114 Gleneagles Estates Lane
Cochrane, Alberta

MLS # A2270984



\$990,000

Division:	GlenEagles		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,029 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Gentle Sloping, Landscaped, Lawn, No Neighbours Behind, Private, Sloped D		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Stone, Vinyl Plank	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 190
Basement:	Full	LLD:	1-26-4-W5
Exterior:	Stucco, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: Pool Table

Welcome to 114 Gleneagles Estates Lane — A Rare Opportunity in One of Cochrane's Most Sought-After Locations Discover luxury living with unmatched views overlooking the prestigious Gleneagles Golf Course, the Town of Cochrane, and the breathtaking Rocky Mountains. Homes with this level of scenery rarely come available at this price point. Main Floor — Grand, Open, and Designed for Comfort Step inside to a grand entrance that flows into an impressive open-concept main floor with soaring 21-foot ceilings and an abundance of natural light from oversize windows framing those incredible views. The chef's kitchen is both beautiful and functional, featuring: Maple cabinetry Granite countertops Stone backsplash Large pantry Ample storage and counter space Bright breakfast nook with panoramic mountain views The spacious living room centers around a cozy gas fireplace, perfect for relaxing or entertaining. Your primary bedroom suite is conveniently located on the main level and offers: A large walk-in closet Walk-in glass shower Deep soaker tub Dual sinks Heated stone floors Private walk-in closet A formal dining room (or office), plus a well-appointed mud room with laundry and sink connecting directly to the garage, complete the main floor. Upper Level — Loft With Spectacular Views The open-to-below loft provides additional living space and some of the best views in the entire home—a perfect spot for an office, reading area, or hobby room. Walkout Basement — Bright, Spacious, and Perfect for Family Living The fully developed walkout level features: Two additional bedrooms Full bathroom Large family/games room with fireplace Dedicated exercise room Direct walkout access to the backyard and stunning scenery This level is ideal for teenagers, guests,

or extended family, offering both space and privacy. Thank you.