

# \$888,000 - 42 Gleneagles Terrace, Cochrane

---

MLS® #A2209175

**\$888,000**

5 Bedroom, 4.00 Bathroom, 2,260 sqft

Residential on 0.14 Acres

GlenEagles, Cochrane, Alberta

**\*\* OPEN HOUSE SATURDAY APRIL 12, and  
SUNDAY APRIL 13, 12:00-4:00P.M.\*\***

Welcome to this stunning 5-bedroom + main floor den home, nestled in the prestigious community of Gleneagles, Cochrane. Backing onto greenspace and walking paths with no rear neighbors, this home offers the perfect balance of privacy, functionality, and breathtaking mountain views.

Inside, you'll find a bright and inviting open-concept layout with lots of natural light, new flooring throughout, and a beautifully renovated kitchen featuring upgraded stainless steel appliances and a spacious island. The kitchen flows seamlessly into the living room with a cozy fireplace, and there's also a large separate dining area—perfect for hosting gatherings.

The main floor den makes a great home office or flex space, while the updated laundry room off the back hall includes a sink and offers excellent storage and flow. Upstairs, there are 4 bedrooms, including a generously sized primary suite with dual closets and a private ensuite.

The fully finished walkout basement offers a large, open rec room and a separate office or workout space, complete with in-floor heating for year-round comfort. Step outside to enjoy the upper deck, lower patio, and fully fenced yard overlooking rolling hills.



Recent mechanical updates include a new high-efficiency furnace (2024) and a new tankless hot water system (2024) for added peace of mind and energy efficiency. Plus, enjoy the convenience of a double oversized heated garage and easy access to the 1A Highway. Just minutes from parks, the golf course, and all of Cochrane’s amenities!

Built in 2002

**Essential Information**

MLS® #	A2209175
Price	\$888,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,260
Acres	0.14
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	42 Gleneagles Terrace
Subdivision	GlenEagles
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1W4

**Amenities**

Amenities	Golf Course, Park, Playground
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener,

	Heated Garage, Oversized
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Central Vacuum, Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage, Tankless Hot Water
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Street Lighting
Roof	Pine Shake
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 9th, 2025
Days on Market	9
Zoning	R-LD
HOA Fees	125
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Real Broker
----------------	-------------

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.