

# \$1,149,000 - 222 Gleneagles View, Cochrane

MLS® #A2211106

**\$1,149,000**

3 Bedroom, 3.00 Bathroom, 1,756 sqft

Residential on 0.20 Acres

GlenEagles, Cochrane, Alberta

Perched high above the town of Cochrane, this beautifully updated Bungalow at 222 Gleneagles View offers breathtaking, unobstructed views of the Rocky Mountains and sweeping views of the River valley below. With walking paths right out your back door, youâ€™™ enjoy a perfect blend of nature, tranquility, and everyday convenience. Inside, the home has been thoughtfully refreshed with refinished hardwood floors, brand-new carpet, and fresh paint throughout. The kitchen is bright and functional, featuring granite countertops, a walk-through pantry to the laundry & garage, and brand-new stainless steel appliances including a gas stove, fridge, built-in dishwasher, and microwave. The center island has an open concept to the living room with a beautiful gas fireplace with stone to the ceiling.

The spacious main level - which includes a formal dining area and office space - is filled with natural light and designed to maximize those incredible views from nearly every room. Upstairs, the primary bedroom is a true retreat with a 5-piece ensuite - with stunning tile detail - offering his and hers sinks, a soaker tub, and a separate shower.

Use the rod iron railing and follow the feature stonewall as you descend to the walk-out basement. Complete with two more bedrooms and a large family room with a 3-sided fireplace and large barâ€™™perfect for entertaining or relaxing in style. Outside is a great patio area with steps going up to the



upper deck, each with spectacular views of the Bow River and Rocky Mountains.

This home comes with tons of storage space, a Double attached garage, and a new Central AC. Check this home out before it's gone.

Built in 2002

### Essential Information

MLS® #	A2211106
Price	\$1,149,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,756
Acres	0.20
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	222 Gleneagles View
Subdivision	GlenEagles
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C2H5

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings,
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	Kitchen Island, Open Floorplan, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Stone, Three-Sided, Raised Hearth
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Dog Run
Lot Description	Backs on to Park/Green Space, Landscaped, Views
Roof	Cedar Shake
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	6
Zoning	R-LD
HOA Fees	125
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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