

# \$1,275,000 - 192 Gleneagles Estates Lane, Cochrane

MLS® #A2236849

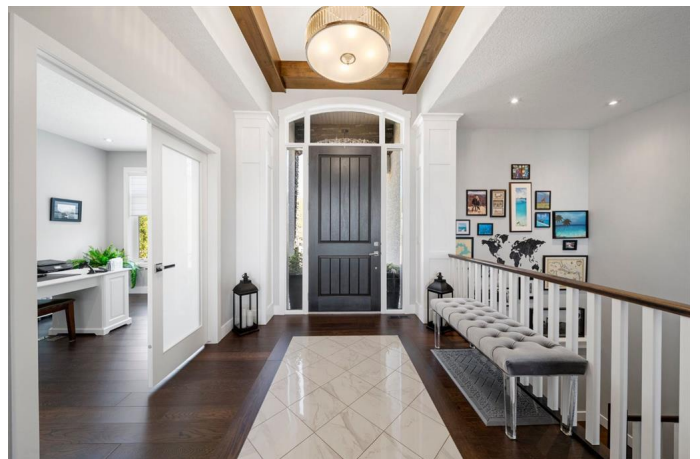
**\$1,275,000**

3 Bedroom, 3.00 Bathroom, 1,748 sqft

Residential on 0.16 Acres

GlenEagles, Cochrane, Alberta

Embrace Luxury & Excellence as you step into your Executive Custom Built Bungalow located in the desirable community of Gleneagles Estates. Once entering into dramatic foyer you are greeted with unique architectural features & a bright spacious open floor plan with views of the magnificent rockies & valley overlooking the beautiful city of Cochrane. Exquisite Chef's kitchen spares no details of perfection, stylishly designed with Quartz countertops, oversized island with breakfast bar, double ovens, soft close drawers, clean crisp backsplash accents the contemporary design. This space is great for entertaining family & friends as adjacent to large living room complete with dynamic wood beamed ceiling, gas fireplace accented with rich walnut built in shelving. Enjoy a sit down dinner from dining area overlooking your exceptional views & leads to deck complete with hookup for gas bbq. great area to unwind after a long day, soaking in your panoramic views of all the grandeur below & spectacular Alberta Sunsets. West facing main level Primary Bedroom is bright & inviting complete with the most divine ensuite complete with dual sinks, quartz counter tops, elegant soaker tub, in floor heating, double walk in shower & huge walk in closet. Primary bedroom also has doorway leading to deck. Main level is complete with office, half bath & laundry room. Downstairs is bright & welcoming continuing the abundance of views. Large family/rec room complete with gas fireplace, wet bar & access



to your lower patio area. 2 good sized bright bedrooms with walk-in closets, office & 4 piece bathroom also w/infloor heating. Property also includes, central air conditioning, oversized double garage, luminex lighting, stamped concrete driveway & located near end of no through traffic road. This home is absolutely stunning & gives you an eagles eye view living at its finest. Desirable community & abundance of walking paths, golf course, close to shopping , quick commute to Calgary & easy access to the mountains. This property is spectacular throughout & a must see before its gone! Call today for your private showing :)

Built in 2013

### **Essential Information**

MLS® #	A2236849
Price	\$1,275,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,748
Acres	0.16
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	192 Gleneagles Estates Lane
Subdivision	GlenEagles
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C2H8

### **Amenities**

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

### Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Electric Cooktop, Garage Control(s), Range Hood, Refrigerator, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle, See Remarks
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony, BBQ gas line, Lighting
Lot Description	Back Yard, Landscaped, Lawn, No Neighbours Behind, See Remarks, Views
Roof	Cedar Shake
Construction	Stone, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	15
Zoning	R-MX
HOA Fees	125
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Comox Realty
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