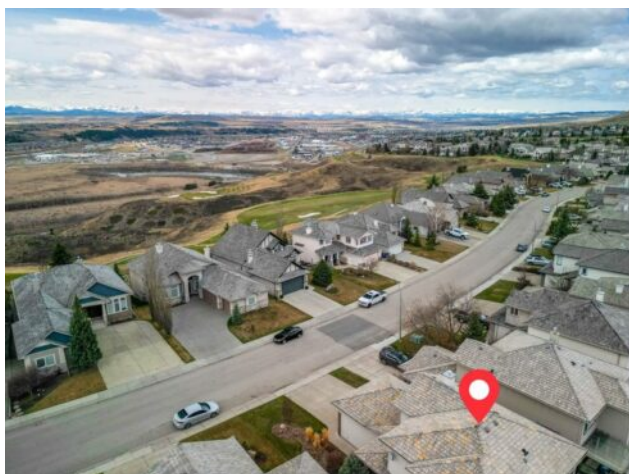


### 225 Gleneagles View Cochrane, Alberta

MLS # A2218643



## \$782,500

<b>Division:</b>	GlenEagles		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,984 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** Washer "as is, where is" due to its age, Shed

This is the one you've been waiting for! Located in the sought-after Gleneagles community, this gorgeous family home is just steps from the golf course and surrounded by breathtaking valley and mountain views. With a scenic pathway system winding throughout the community, you'll love exploring the area's natural beauty. From the moment you pull up, the charming curb appeal and grand vaulted entry make a statement. Inside, the main floor is designed for both style and function, with 9' ceilings and thoughtful upgrades throughout. Need a home office? You've got one—complete with sleek glass doors for privacy. The open-concept kitchen is perfect for entertaining, featuring a huge island with tons of storage, granite countertops, and a walk-in pantry. The bright living room is the ultimate cozy spot, with a gas fireplace framed by a stylish stone surround. The dining area flows effortlessly onto the spacious deck, overlooking a beautifully landscaped yard with mature trees and no neighbours behind—just peaceful green space. The main level is complete with a laundry room, a 2-piece bath, and a double attached garage. Upstairs, the primary suite is your own private retreat, featuring a huge walk-in closet and a 5-piece ensuite with a relaxing soaker tub. Two more generous bedrooms offer plenty of storage—one with a double closet, the other with a walk-in. A 4-piece bath rounds out the upper level. Downstairs, the fully finished basement is made for movie nights and hangouts, with 9' ceilings and a spacious rec room. There's even a storage room with potential for a dry bar. The fourth bedroom is perfect for guests or older kids, and another 4-piece bath completes the space. The basement vinyl plank flooring is 3 1/2 years old. This home also includes a large storage shed, updated baseboards, doors,

and hardware, and a fully landscaped yard with mature trees for added privacy. Enjoy the small-town ambiance with the convenience of Downtown Calgary just 35 minutes away. This home has it all—space, style, and an unbeatable location. Check out the virtual tour or book a showing today!