

# \$765,000 - 93 Gleneagles View, Cochrane

MLS® #A2215554

**\$765,000**

5 Bedroom, 4.00 Bathroom, 1,969 sqft

Residential on 0.15 Acres

GlenEagles, Cochrane, Alberta

Welcome to 93 Gleneagles View in scenic Cochrane – a beautifully updated 5-bedroom WALKOUT backing directly onto a park and playground! From popcorn / movie nights to backyard adventures, this is the family home that checks all the boxes.

You™ll love the chef's kitchen with granite counters, a chalkboard pantry door, stainless steel appliances, slate backsplash, and smart pullout drawers. Enjoy cozy evenings by the gas fireplace, work from home in the main floor den, and appreciate the convenience of main floor laundry. Upstairs offers 3 roomy bedrooms, including a spa-inspired ensuite with a soaker tub, separate shower, and heated floors! The fully finished walkout basement brings the fun – a spacious family room with built-ins, games/gym zone, wet bar, second fireplace, 2 more bedrooms, and a 3-piece bath with steam shower and heated floors. Outside, enjoy low-maintenance composite decking, aluminum/glass railings, two patios, a fenced yard, and awesome curb appeal. Bonus: The professionally maintained wood shake roof adds peace of mind and timeless character. Don't miss out – this home is ready to welcome you in!

Built in 1998

## Essential Information

MLS® #

A2215554



|                |             |
|----------------|-------------|
| Price          | \$765,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,969       |
| Acres          | 0.15        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 93 Gleneagles View |
| Subdivision | GlenEagles         |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C 1P2            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Bookcases, Low Flow Plumbing Fixtures, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Stove(s)                                |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Walk-Out   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Playground, Private Yard, Storage  |
| Lot Description   | Landscaped, Private, Rectangular Lot, Backs on to Park/Green Space, See Remarks, Views |
| Roof              | Wood   |
| Construction      | Vinyl Siding, Wood Frame, Stone  |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 25             |
| Zoning         | R-LD           |

### **Listing Details**

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

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