

# \$739,000 - 83 Gleneagles Close, Cochrane

MLS® #A2247151

**\$739,000**

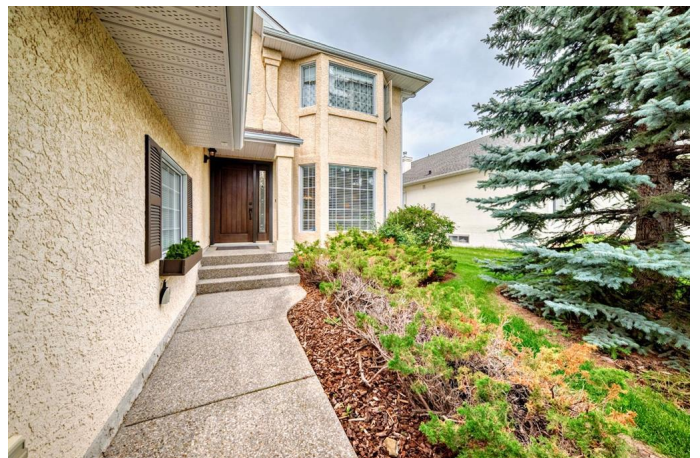
5 Bedroom, 4.00 Bathroom, 1,833 sqft  
Residential on 0.14 Acres

GlenEagles, Cochrane, Alberta

Welcome to this beautifully finished and meticulously maintained two-storey home in the highly desirable community of GlenEagles. Situated on a quiet street with no back neighbours, this property offers exceptional privacy and a stunning landscaped yard that serves as your own private retreat. From the moment you arrive, you'll appreciate the pride of ownership and thoughtful design that make this home truly stand out.

A welcoming entry greets you, flowing seamlessly into a spacious living room complete with a cozy gas fireplace. The bright kitchen is ideal for preparing meals while visiting and entertaining, offering ample cabinetry and a bright breakfast nook that opens directly onto a tiered deck overlooking the peaceful backyard. A formal dining room adds elegance and flexibility for hosting dinners or special occasions and a welcoming front sitting room that overlooks the beautiful front yard.

Upstairs, you'll find three generously sized bedrooms and a four-piece bathroom. The primary suite is a true sanctuary, offering a walk-in closet and a full ensuite, creating the perfect space to unwind at the end of the day. The fully finished lower level adds incredible value and versatility, featuring a large family room with a second fireplace, a spacious fourth bedroom, a private office or den, a laundry room, and abundant storage throughout. The privacy and nature inspired yard will invite you to spend countless hours



enjoying your choice of sun or shade at any time of the day, while giving your kids or dogs plenty of room to play.

Additional highlights include a double attached garage, gorgeous front door and garage door, central air conditioning, a newer asphalt roof, and a layout that blends comfort, function, and style. Located in one of Cochrane’s most sought-after neighbourhoods, this home offers the best of both worlds”peaceful suburban living with easy access to amenities, schools, golf, and the Rocky Mountains. This is a rare opportunity to own a truly exceptional home in GlenEagles. Don’t miss your chance to make it yours.

Built in 1994

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2247151    |
| Price          | \$739,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 1,833       |
| Acres          | 0.14        |
| Year Built     | 1994        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 83 Gleneagles Close |
| Subdivision | GlenEagles          |
| City        | Cochrane            |
| County      | Rocky View County   |
| Province    | Alberta             |
| Postal Code | T4C 1N7             |

## Amenities

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

## Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Storage, Walk-In Closet(s)                                  |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                     |
| Cooling           | Central Air                                                 |
| Fireplace         | Yes                                                         |
| # of Fireplaces   | 2                                                           |
| Fireplaces        | Gas                                                         |
| Has Basement      | Yes                                                         |
| Basement          | Finished, Full                                              |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Private Yard                                    |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Treed |
| Roof              | Pine Shake                                      |
| Construction      | Stucco, Wood Frame                              |
| Foundation        | Poured Concrete                                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 23                |
| Zoning         | R-LD              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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