



## 266 Gleneagles View Cochrane Alberta

\$1,149,000

Welcome to this exceptional executive bungalow, a custom-built masterpiece offered to the public for the first time. Spanning over 3,300 sq.ft. of living space, this home seamlessly blends luxury with functionality. The main floor impresses with its high vaulted ceilings and expansive living areas. The living room features a striking gas fireplace with built-in bookcases and floor-to-ceiling stonework, while the dining room opens to a large deck with aluminum and glass railing, a BBQ gas line, and panoramic river and mountain views. The gourmet kitchen is a chef's dream, showcasing cinnamon Alder cabinets with under-cabinet lighting and select glass doors, complemented by stunning quartz countertops and high-end, stainless-steel appliances. The kitchen also includes built-in wall convection and microwave ovens, an island with a breakfast bar, and a convenient corner walk-in pantry. The primary bedroom is a luxurious retreat, offering breathtaking unobstructed river and mountain views, a spacious walk-in closet with custom built-ins, and a 5pc ensuite with dual sinks and a large soaker tub. The main floor further includes a versatile office that can double as a formal dining room, a second office or hobby room, a 2pc bathroom, and a laundry room with cabinets and a sink. The bright walk-out basement expands the living space with a large recreation room featuring a gas fireplace, a wet bar, and ample windows that flood the space with natural light. The basement also includes two additional generous bedrooms, a den, a 4pc bathroom, and a sizeable utility/storage room. The walk-out leads to a charming brick patio overlooking a meticulously maintained backyard, with no neighbours behind, backing onto a serene walking path and greenspace. Completing the property is an oversized double attached garage and a massive exposed aggregate driveway, ensuring both practicality and el...

Bedroom 11.75 Ft x 13.75 Ft

Bedroom 12.08 Ft x 14.08 Ft

Den 11.83 Ft x 15.00 Ft

Recreational, Games room 26.83 Ft x 20.58 Ft

Furnace 39.00 Ft x 6.83 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 14.58 Ft x 23.17 Ft

Office 9.83 Ft x 13.75 Ft

Other 8.00 Ft x 9.17 Ft

Laundry room 7.08 Ft x 9.25 Ft

Primary Bedroom 12.42 Ft x 15.92 Ft

5pc Bathroom .00 Ft x .00 Ft

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**Mirror**

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Dining room 12.42 Ft x 14.08 Ft

2pc Bathroom .00 Ft x .00 Ft

Kitchen 13.50 Ft x 15.67 Ft