



## 225 Gleneagles View Cochrane Alberta

\$814,900

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. 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 convenien...

4pc Bathroom 5.25 M x 10.50 M

4pc Bathroom 7.25 M x 16.00 M

Bedroom 12.08 M x 15.00 M

Bedroom 11.50 M x 11.75 M

Primary Bedroom 12.50 M x 15.92 M

4pc Bathroom 9.50 M x 5.50 M

Furnace 8.00 M x 15.42 M

Dining room 11.92 M x 5.50 M

2pc Bathroom 2.75 M x 7.83 M

Foyer 5.08 M x 6.83 M

Kitchen 17.67 M x 15.83 M

Laundry room 6.33 M x 7.58 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

Bedroom

10.42 M x 10.83 M

Storage

10.50 M x 5.08 M

Recreational, Games room

29.50 M x 15.25 M

Living room

13.25 M x 15.75 M

Office

11.58 M x 11.25 M