



# 140 Gleneagles Landing Cochrane Alberta

\$1,450,000

Discover the perfect blend of luxury, comfort, and breathtaking scenery in this beautifully updated Bungalow situated on the Prestigious Gleneagles Landing, boasting expansive mountain views, a fully finished walkout basement, and a triple attached garage. Offering an unparalleled living experience through a perfect main floor layout, with the kitchen, living room, and primary suite all designed to frame the stunning, elevated mountain vistas. This four bedroom home maximizes living space, and includes two and a half bathrooms which include a luxurious five-piece ensuite and a spacious four-piece bath on the lower level which hosts a relaxing steam shower. The chef's kitchen features granite countertops, newly painted cabinetry, a custom backsplash, a Wolf gas range, and a new double Dacor wall oven. Enjoy open-concept living with luxury hardwood floors, a tray ceiling, and new lighting throughout. An open spiral staircase leads to the lower walkout level and serves as an elegant centerpiece of the home. The lower level offers unobstructed mountain views, and features a custom wet bar, a large living area, new carpet, a dedicated gym space with access to the beautifully landscaped and fenced backyard. Additional exterior features include underground irrigation, a private fire pit area, and a hot tub for relaxing while taking in the views. Well maintained with a surplus of upgrades including 15 new windows, exterior paint, and a new boiler with six-zone in-floor heating, Central Air Conditioning, and a new water softener. The heated, triple garage has been freshly painted, with new lighting and shelving installed, providing ample space for vehicles and toys. Enjoy the serenity of the mountains, the convenience of a modern, upgraded home, and the privacy of a fully landscaped, scenic lot. Don't miss this rare opportunity to own a turnkey home with one-of-a-kind views...

4pc Bathroom 12.42 Ft x 7.42 Ft  
Other 12.25 Ft x 7.67 Ft  
Bedroom 11.58 Ft x 14.25 Ft  
Bedroom 12.42 Ft x 10.50 Ft  
Bedroom 14.58 Ft x 13.33 Ft  
Exercise room 12.25 Ft x 12.58 Ft

5pc Bathroom 12.25 Ft x 17.42 Ft  
Breakfast 12.50 Ft x 9.67 Ft  
Dining room 11.00 Ft x 17.92 Ft  
Foyer 7.00 Ft x 6.67 Ft  
Kitchen 12.50 Ft x 20.67 Ft  
Laundry room 8.75 Ft x 9.17 Ft

Listing Presented By:



Originally Listed by:  
The Real Estate District

<http://www.shellykramer.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Recreational, Games room 14.83 Ft x 21.50 Ft

Furnace 16.92 Ft x 10.67 Ft

2pc Bathroom 4.67 Ft x 4.92 Ft

Living room 15.08 Ft x 15.42 Ft

Office 9.92 Ft x 8.50 Ft

Primary Bedroom 11.92 Ft x 16.00 Ft