



# 166 Gleneagles Estates Lane Cochrane Alberta

\$1,199,900

SIMPLY THE BEST VIEW IN COCHRANE! Panoramic vista of the Rocky Mountains will greet you every morning and you'll love sipping your coffee while savouring the scenery: the Bow River and the Links of GlenEagles golf course below will give you the sense of LIVING ON TOP OF THE WORLD. Proud original owners of this custom-crafted walkout bungalow are bringing it to the market for the first time. With 1 bedroom plus den/office on the main level with 2,078 sq.ft, plus another 1,800 sq.ft on the lower walk-out level with 2 bedrooms, this custom-built executive walkout bungalow will fit any family. Awe-inspiring views stretching from the Bow Valley to the majestic peaks of the Rockies from this showpiece of luxury living on the ridge. Vaulted ceilings with large wooden beams overhead as you enter the home, drawing you into the living room and open kitchen overlooking the valley. As you walk through the home, you'll find there's a view from almost every window. Large windows with vaulted ceiling allow natural sunlight to flood into this home from every angle. The kitchen features granite countertops, a 5-burner gas cooktop that sits within a large island with an eat-up bar, lots of cabinets and a pantry. A two-way gas fireplace divides the living room and solarium; enjoy inside, or out, while staying protected from the elements. The master bedroom is spacious with views of the valley and the mountains, connecting to the sunroom, which leads to the deck with its amazing vistas. Another two-way gas fireplace between the primary bedroom and ensuite. The luxurious 5-pc ensuite features a steam shower, jetted tub, dual sinks, and an oversized walk-in closet. The main floor office/den is perfect for working from home. The walk-out basement offers an in-floor heating system and has plenty of space to entertain, with a well-equipped wet bar, family room, media room and a large, cove...

Recreational, Games room 20.58 Ft x 17.50 Ft

Media 28.00 Ft x 33.17 Ft

Bedroom 13.08 Ft x 13.92 Ft

Bedroom 14.25 Ft x 13.50 Ft

Dining room 13.17 Ft x 11.92 Ft

Primary Bedroom 15.83 Ft x 14.08 Ft

5pc Bathroom 22.00 Ft x 9.58 Ft

2pc Bathroom 5.00 Ft x 5.08 Ft

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**4pc Bathroom** 9.92 Ft x 5.00 Ft

**Furnace** 12.58 Ft x 14.75 Ft

**Living room** 16.42 Ft x 28.75 Ft

**Office** 12.92 Ft x 13.08 Ft

**Kitchen** 13.17 Ft x 14.75 Ft

**Sunroom** 14.67 Ft x 11.25 Ft

**Foyer** 5.92 Ft x 8.00 Ft

**Laundry room** 10.83 Ft x 8.00 Ft

**Other** 9.58 Ft x 9.08 Ft