



187 Gleneagles View Cochrane Alberta

\$825,000

In Gleneagles -- one of Cochrane's most adored communities -- families choose this neighbourhood for the quiet streets, mountain views, and excellent school access. Glenbow Elementary, Ecole Manachaban Middle School, and Cochrane High School (your designated catchment) are all close by, making daily life easy and connected for kids of all ages. Set against the backdrop of the Rockies, this move-in-ready home offers immediate possession and over 2,500 sq.ft. of refreshed, comfortable living. The exterior of the home has been virtually painted to give you an idea of what you can easily do to the home. From the moment you arrive, the wide driveway, double garage, and sunny front balcony create a warm first impression -- the kind that tells you there's room here for family, guests, and life as it grows. Inside, everything feels new again. Fresh paint, brand-new carpet, hardwood floors, and updated fixtures give each room a clean and inviting feel. The main floor centres around a bright, functional kitchen with granite counters, a full-height stone backsplash, a large island with prep sink, and a custom bar nook that easily becomes the morning coffee spot or evening wind-down space. Oversized windows fill the main level with natural light, while the living room fireplace adds a sense of comfort that anchors the home. Step outside and the lifestyle expands. A private, two-tier deck overlooks mature landscaping and open green space, creating an ideal backdrop for BBQs, family gatherings, or quiet evenings outdoors. Kids will love the hidden park just beyond the yard -- a safe, car-free shortcut to hours of play. Upstairs, a west-facing bonus room offers access to the front balcony, giving you sunrise coffee and sunset views over the valley. Four bedrooms complete the upper level, including a peaceful primary suite with French doors, a second fireplace, a jetted tub, dual sin...

Storage 8.75 Ft x 7.58 Ft

Furnace 11.33 Ft x 11.92 Ft

2pc Bathroom 5.67 Ft x 4.67 Ft

Dining room 9.92 Ft x 10.08 Ft

Kitchen 13.83 Ft x 20.92 Ft

Laundry room 5.67 Ft x 10.00 Ft

5pc Bathroom 9.08 Ft x 8.08 Ft

5pc Bathroom 11.92 Ft x 11.33 Ft

Bedroom 12.00 Ft x 10.92 Ft

Bedroom 11.92 Ft x 12.83 Ft

Family room 17.92 Ft x 11.58 Ft

Primary Bedroom 16.58 Ft x 11.33 Ft

Listing Presented By:



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Century 21 Bamber Realty LTD.

<https://markdeverndencentury21.com/>

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Living room 21.00 Ft x 16.00 Ft

Bedroom 9.08 Ft x 12.17 Ft

Office 12.00 Ft x 12.33 Ft