

**207 Gleneagles View
Cochrane, Alberta****MLS # A2216747****\$830,000**

Division:	GlenEagles		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,255 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Hot tub

Welcome to 207 Gleneagles View! This beautifully designed 4-bedroom home is situated in the prestigious Gleneagles community, offering the perfect blend of picturesque mountain views and luxurious living. This home boasts a spacious layout providing ample room for both relaxation and entertainment. The heart of the home is the gourmet kitchen, featuring high-end stainless steel appliances, granite countertops, and a large island—perfect for cooking and gathering. The open-concept living area is designed for both style and comfort, with large windows, and a cozy fireplace. Both a den and formal dining space or office complete the main floor. Upstairs, the bonus room offers a private patio with lovely mountain views. A true retreat is found in the primary bedroom, offering a luxurious experience with a walk-in closet and a spa-like ensuite bathroom, complete with a soaking tub and separate shower. The secondary bedrooms are spacious and well-kept. Even more living space is found in the fully finished basement, making it ideal for a home theatre or entertainment space, with two additional rooms for an office or gym. Outside, the beautifully landscaped yard and spacious deck create an outdoor oasis, perfect for summer barbecues and enjoying the serene surroundings with green space directly behind your backyard. Located just minutes from Cochrane's amenities, schools, and parks, with easy access to Calgary for commuting, this home combines luxury, comfort, and convenience in one of Cochrane's most sought-after neighbourhoods. Don't miss your chance to make 207 Gleneagles View your new home.