

**255 Gleneagles View  
Cochrane, Alberta**

**MLS # A2278758**



**\$1,198,000**

<b>Division:</b>	GlenEagles		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,656 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Lawn, Level, Low Maintenance Landscape, On Golf C		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s)		
<b>Inclusions:</b>	shed, alarm system unmonitored, bar stools (4), tv mount in lower level, tv and console in 2nd level family room		

Beautiful two-storey family home in Gleneagles offering over 3,800 sq. ft. of developed living space on large fenced lot overlooking the 14th fairway. The heart of this home is the fully renovated contemporary kitchen, featuring a quartz central island, built-in cabinetry, central vac with kitchen sweep inlet, and stainless-steel appliances—perfect for everyday living and entertaining. A stylish coffee bar with new wine fridge sits adjacent to the kitchen, while the spacious dining area is surrounded by windows overlooking the expansive yard and golf course. The inviting living area showcases an updated fireplace mantel and tile surround. The main floor is complete with a large, bright front den, hardwood flooring throughout, and a fully renovated 2-piece bath. Note the spacious back entry cupboards and customized built-in locker cubbies. Upstairs, retreat to the breathtaking primary bedroom with gas fireplace and access to a private balcony—the ideal place to enjoy your coffee at sunrise or take in the mountain views at sunset. The ensuite is a stunning 7 pce spa-like retreat with underfloor heating. Two additional bedrooms, a beautifully renovated 4-piece bath, over sized family/media room and convenient upper-level laundry complete this level. The fully developed lower level offers additional living space including a fourth bedroom, generous family room, work out area and a renovated 3-piece bathroom—ideal for guests or growing families. Upgrades and renovations over \$330,000 include complete kitchen, cabinets, a large island, updated lighting, fresh paint, stainless-steel appliances, flooring throughout (lava oak), carpeting, main-floor 2-piece bath, main floor fireplace-mantel and tile surround. Upstairs, 4-piece bathroom, primary bedroom and ensuite have been extensively upgraded, including a fully renovated 6-piece ensuite. The lower

level renovations include family room and fireplace, 3-piece bathroom, mechanical and utility upgrades-furnace, reverse osmosis system, hot water tank (2023). The cedar shake roof was inspected and repaired as required (2025). Just move in and enjoy the breathtaking views, privacy of rear yard, bike/ walking paths and just minutes to town to restaurants and every amenity for your family.