



THE
A-TEAM

**RE/MAX
FIRST**

266 GLENEAGLES View, Cochrane T4C 2H6

MLS®#: **A2159606** Area: **GlenEagles** Listing Date: **08/21/24** List Price: **\$1,149,000**
 Status: **Active** County: **Rocky View County** Change: **-\$26k, 13-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **7,874 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,736**
 Low Sqft:
 Ttl Sqft: **1,736**

DOM

28
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Backs on to Park/Green Space,Environmental Reserve**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Concrete**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line**

Construction: **Stone,Stucco**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Breakfast Bar,Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	12`5" x 14`1"
Living Room	Main	14`7" x 23`2"
Hobby Room	Main	8`0" x 9`2"
Bedroom - Primary	Main	12`5" x 15`11"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Basement	12`1" x 14`1"

Room	Level	Dimensions
Kitchen	Main	13`6" x 15`8"
Office	Main	9`10" x 13`9"
Laundry	Main	7`1" x 9`3"
5pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Basement	11`9" x 13`9"
Den	Basement	11`10" x 15`0"

Game Room
4pc Bathroom

Basement
Basement

26`10" x 20`7"
0`0" x 0`0"

Furnace/Utility Room

Basement

39`0" x 6`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-LD

0311509

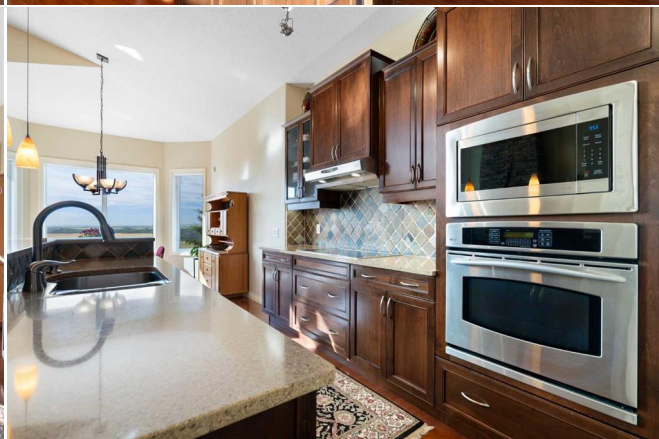
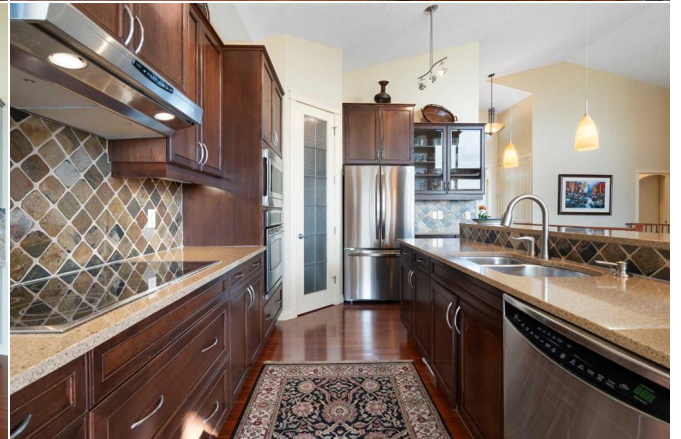
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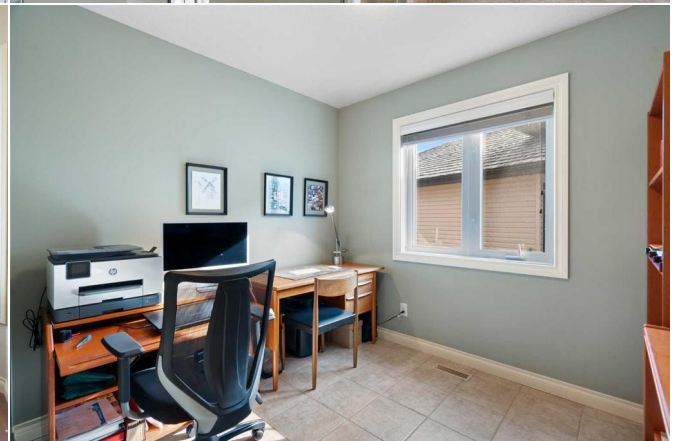
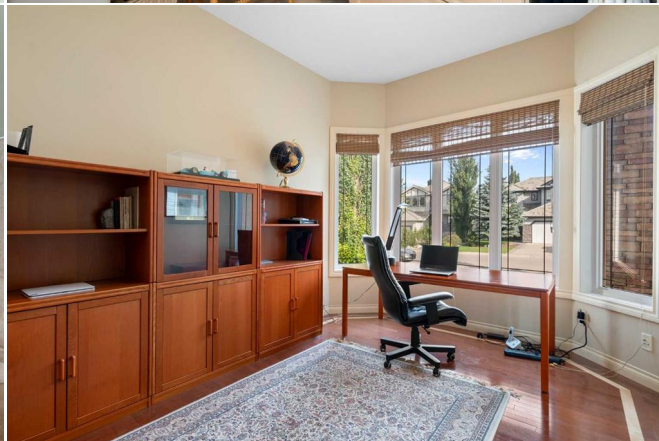
Pub Rmks: **Welcome to this exceptional executive bungalow, a custom-built masterpiece offered to the public for the first time. Spanning over 3,300 sq.ft. of living space, this home seamlessly blends luxury with functionality. The main floor impresses with its high vaulted ceilings and expansive living areas. The living room features a striking gas fireplace with built-in bookcases and floor-to-ceiling stonework, while the dining room opens to a large deck with aluminum and glass railing, a BBQ gas line, and panoramic river and mountain views. The gourmet kitchen is a chef's dream, showcasing cinnamon Alder cabinets with under-cabinet lighting and select glass doors, complemented by stunning quartz countertops and high-end, stainless-steel appliances. The kitchen also includes built-in wall convection and microwave ovens, an island with a breakfast bar, and a convenient corner walk-in pantry. The primary bedroom is a luxurious retreat, offering breathtaking unobstructed river and mountain views, a spacious walk-in closet with custom built-ins, and a 5pc ensuite with dual sinks and a large soaker tub. The main floor further includes a versatile office that can double as a formal dining room, a second office or hobby room, a 2pc bathroom, and a laundry room with cabinets and a sink. The bright walk-out basement expands the living space with a large recreation room featuring a gas fireplace, a wet bar, and ample windows that flood the space with natural light. The basement also includes two additional generous bedrooms, a den, a 4pc bathroom, and a sizeable utility/storage room. The walk-out leads to a charming brick patio overlooking a meticulously maintained backyard, with no neighbours behind, backing onto a serene walking path and greenspace. Completing the property is an oversized double attached garage and a massive exposed aggregate driveway, ensuring both practicality and elegance. This home masterfully combines sophisticated design with everyday comfort, offering an ideal setting for both relaxation and entertaining.**

Inclusions: **Alarm System as-is**
Property Listed By: **Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

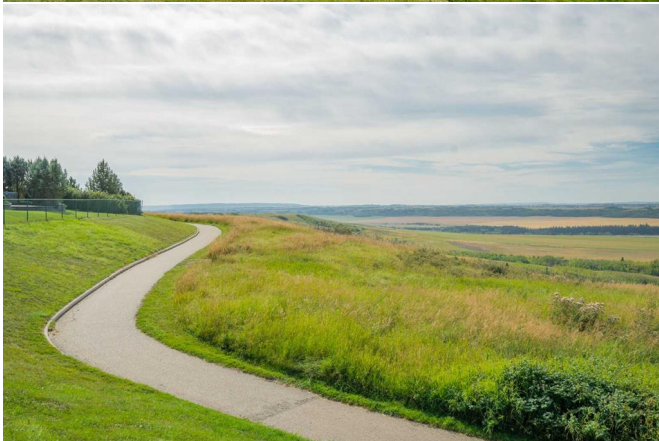












266 Gleneagles View, Cochrane, AB

Main Building, Total Exterior Area Above Grade 1736.30 sq ft



Main Floor
Exterior Area 1736.30 sq ft

Basement (Below Grade)
Exterior Area 1628.75 sq ft

0 6 12

PREPARED 2/24/2021

Walls, openings and sections from floor plans are QUOTE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

