



THE
A-TEAM

**RE/MAX
FIRST**

207 GLENEAGLES View, Cochrane T4C 2G5

MLS®#: **A2167072** Area: **GlenEagles** Listing Date: **09/19/24** List Price: **\$825,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **6,167 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,255**
 Low Sqft:
 Ttl Sqft: **2,255**

DOM

0
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (2 2)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Few Trees,Front Yard,Lawn,Landscaped,Level**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Hardwood,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Kitchen Island,Pantry**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Den	Main	9`1" x 11`1"	Dining Room	Main	13`5" x 8`4"
Kitchen	Main	13`5" x 15`1"	Living Room	Main	15`6" x 19`4"
Office	Main	11`6" x 10`0"	2pc Bathroom	Main	7`8" x 2`8"
4pc Bathroom	Upper	9`4" x 4`11"	5pc Ensuite bath	Upper	9`3" x 9`7"
Bedroom	Upper	12`5" x 9`6"	Bedroom	Upper	12`6" x 9`8"

Family Room
Walk-In Closet
Bonus Room
Game Room

Upper
Upper
Basement
Basement

18`11" x 10`10"
12`9" x 4`8"
16`7" x 13`7"
22`8" x 20`10"

Bedroom - Primary
2pc Bathroom
Bedroom
Furnace/Utility Room

Upper
Basement
Basement
Basement

19`4" x 12`0"
7`1" x 4`11"
10`6" x 12`6"
7`2" x 14`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-LD

0111981

Remarks

Pub Rmks:

OPEN HOUSE SUNDAY AUG 22 FROM 1-3 PM. 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, making it ideal for a home theatre, or entertainment space, with an additional bedroom, bathroom and office or gym space. 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.

Inclusions:
Property Listed By:

Hot Tub
Real Broker

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











