



**225 GLENEAGLES View, Cochrane T4C2G5**

MLS® #: **A2192303** Area: **GlenEagles** Listing Date: **02/07/25** List Price: **\$814,900**  
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2003**  
Lot Information  
 Lot Sz Ar: **6,383 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard, No Neighbours Behind, Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Finished Floor Area  
 Abv Sqft: **1,984**  
 Low Sqft:  
 Ttl Sqft: **1,984**

DOM  
**15**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Shake**  
 Heating: **Fireplace(s), Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line, Built-in Barbecue, None**  
 Construction: **Stone, Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Laminate, Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Freezer, Garage Control(s), Garburator, Gas Stove, Range Hood, Refrigerator, Window Coverings**  
 Int Feat: **Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	39`1" x 18`1"	2pc Bathroom	Main	9`0" x 25`8"
Foyer	Main	16`8" x 22`5"	Kitchen	Main	58`0" x 51`11"
Laundry	Main	20`9" x 24`10"	Living Room	Main	43`6" x 51`8"
Office	Main	38`0" x 36`11"	4pc Bathroom	Second	17`3" x 34`5"
4pc Ensuite bath	Second	23`9" x 52`6"	Bedroom	Second	39`8" x 49`3"
Bedroom	Second	37`9" x 38`7"	Bedroom - Primary	Second	41`0" x 52`3"
4pc Bathroom	Basement	31`2" x 18`1"	Bedroom	Basement	34`2" x 35`6"
Storage	Basement	34`5" x 16`8"	Game Room	Basement	96`9" x 50`0"

Furnace/Utility Room

Basement

26`3" x 50`7"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0111981**

Zoning:  
**R-LD**

Remarks

Pub Rmks:

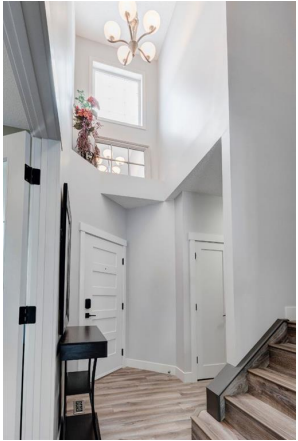
**This is the one you've been waiting for! Located in the sought-after Gleneagles community, this gorgeous family home is just steps from the golf course and surrounded by breathtaking valley and mountain views. With a scenic pathway system winding throughout the community, you'll love exploring the area's natural beauty. From the moment you pull up, the charming curb appeal and grand vaulted entry make a statement. Inside, the main floor is designed for both style and function, with 9' ceilings and thoughtful upgrades throughout. Need a home office? You've got one—complete with sleek glass doors for privacy. The open-concept kitchen is perfect for entertaining, featuring a huge island with tons of storage, granite countertops, and a walk-in pantry. The bright living room is the ultimate cozy spot, with a gas fireplace framed by a stylish stone surround. The dining area flows effortlessly onto the spacious deck, overlooking a beautifully landscaped yard with mature trees and no neighbours behind—just peaceful green space. The main level is complete with a laundry room, a 2-piece bath, and a double attached garage. Upstairs, the primary suite is your own private retreat, featuring a huge walk-in closet and a 5-piece ensuite with a relaxing soaker tub. Two more generous bedrooms offer plenty of storage—one with a double closet, the other with a walk-in. A 4-piece bath rounds out the upper level. Downstairs, the fully finished basement is made for movie nights and hangouts, with 9' ceilings and a spacious rec room. There's even a storage room with potential for a dry bar. The fourth bedroom is perfect for guests or older kids, and another 4-piece bath completes the space. This home also includes a large storage shed, updated baseboards, doors, and hardware, and a fully landscaped yard with mature trees for added privacy. Enjoy the small-town ambiance with the convenience of Downtown Calgary just 35 minutes away. This home has it all—space, style, and an unbeatable location. Check out the virtual tour or book a showing today!**

Inclusions:  
Property Listed By:

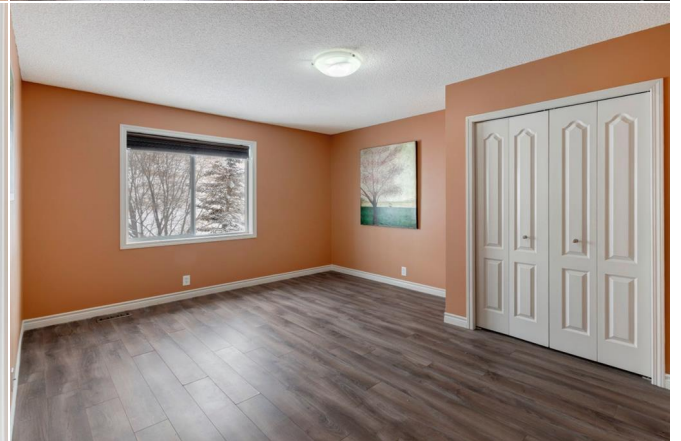
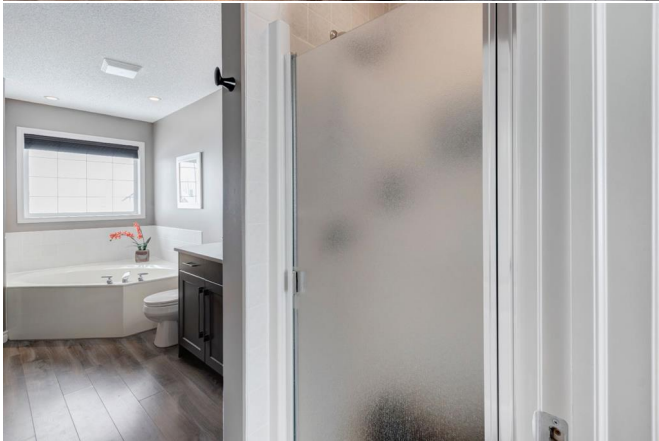
**Washer and Dryer (due to their age "as is, where is")  
RE/MAX First**

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













225 Gleneagles View, Cochrane, AB

Basement (Below Grade) Exterior Area 1008.54 sq ft  
Interior Area 892.43 sq ft



PREPARED 2025/02/06



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.