



THE
A-TEAM

**RE/MAX
FIRST**

172 GLENEAGLES View, Cochrane T4C 1W2

MLS® #: **A2198704** Area: **GlenEagles** Listing Date: **03/06/25** List Price: **\$1,069,000**
 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: **6,566 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,696**
 Low Sqft:
 Ttl Sqft: **1,696**

DOM

4
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

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

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Landscaped,On Golf Course,Rectangular Lot,Underground Sprinklers,Views**
 Park Feat: **Concrete Driveway,Double Garage Attached,Off Street**

Utilities and Features

Roof: **Cedar Shake**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Fire Pit**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Garburator,Gas Water Heater,Microwave,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Pantry,Recessed Lighting,Storage,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: Zoning:

Fee Simple

R-LD

Legal Desc:

0111981

Remarks

Pub Rmks:

Your Next Chapter Begins Here in Cochrane! Tucked into nature's beauty, this charming bungalow is more than just a house—it's the place where your story unfolds. From the moment you arrive, you're welcomed by peaceful surroundings, mountain views, and the feeling of home. With three spacious bedrooms and 2.5 bathrooms, there's room to grow, gather, and make lasting memories. Step inside to find an open, sun-filled layout where large windows frame picture-perfect views of the Rockies. At the heart of the home, a stunning double-sided fireplace creates a cozy connection between the living and dining areas—perfect for quiet mornings or hosting family dinners. Downstairs, the fun continues with a home theatre room, wine cellar, and wet bar, ready for movie nights, game days, or just relaxing with friends. And whether you're working from home or need a quiet spot to focus, the built-in office has you covered. But what really sets this home apart is its connection to the outdoors. Right out your back door, 13+ acres of green space and peaceful walking paths await. Follow your own private trail to a firepit, where starlit evenings and s'mores are always on the menu. With four parks and a golf course nearby, every day feels like a getaway. Move-in ready with space to make your own, this bungalow invites you to settle in and start dreaming. Cozy. Scenic. Full of possibility. Come see why this home—and this lifestyle—might be exactly what you've been waiting for. Let's make YOUR dreams... Realty!

Inclusions:

Pool table and accessories, refrigerator located in garage, speakers located in living room, television located in theatre room, surround sound system and speakers located in theatre room.

Property Listed By:

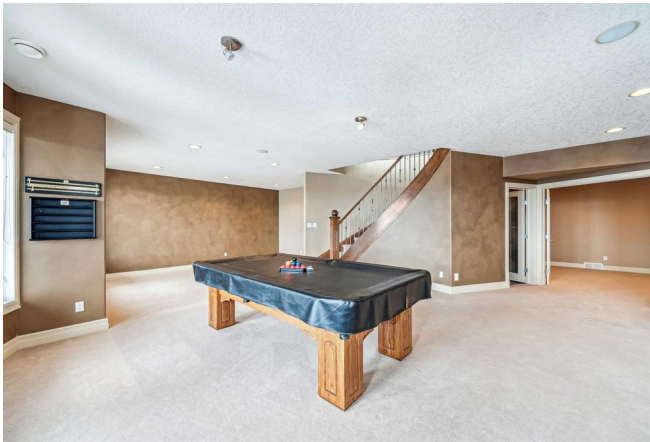
Royal LePage Benchmark

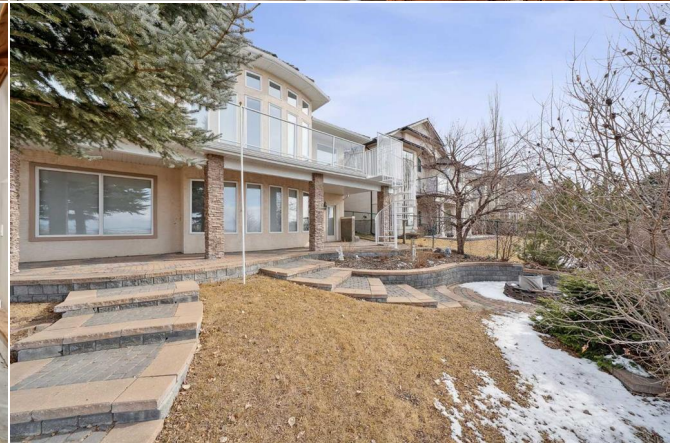
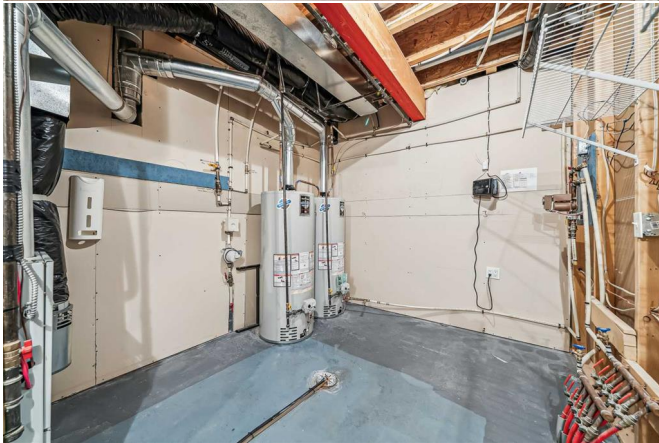
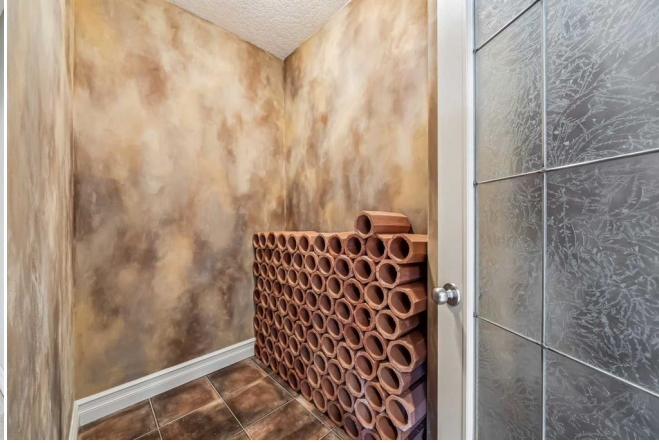
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











172 Gleneagles View, Cochrane, AB

Basement (Below Grade) Exterior Area 1616.31 sq ft
Interior Area 1527.38 sq ft



PREPARED: 2025/03/04



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