

**212 Gleneagles Estates Lane  
Cochrane, Alberta**

**MLS # A2305403**



**\$1,499,000**

<b>Division:</b>	GlenEagles		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,230 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Heated Garage, Insulated, Oversized, Triple Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, Irregular Lot, Landscaped, See Remarks, Views		

<b>Heating:</b>	High Efficiency, In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	\$ 190
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** wall fountain, irrigation system, hot tub, pool table & accessories, red light therapy bed, theatre room sofas, projector, screen, sound system and posters, tv's & mounts, garage car lift, garage shelving, upright freezer in garage, hot tub, security cameras

**OPEN HOUSE** on **SATURDAY, JUNE 13** &bull; 11am - 1pm &bull; Amazing Price Improvement! This home must be seen in-person, to truly appreciate it's value and stunning mountain views. Book a showing with your Realtor&reg; or stop by the Open House. Perched in the prestigious community of Gleneagles Estates and just steps from The Links of Gleneagles, this exceptional estate property offers a rare blend of luxury, comfort, and breathtaking scenery. With over 5,100 sqft of living space and set on a sprawling lot just shy of 0.24 acres, the home captures sweeping mountain and Cochrane Valley views from nearly every angle, creating a truly remarkable backdrop for everyday living. With 4 bedrooms, 4 full bathrooms, and 2 half baths, this thoughtfully designed residence balances refined elegance with functional living. The main floor is anchored by a spacious primary suite, offering a private retreat complete with a spa-inspired ensuite and a generous walk-in closet. Expansive windows flood the home with natural light, seamlessly connecting indoor spaces to the surrounding landscape, while rich hardwood floors add warmth and timeless sophistication. At the heart of the home, the beautifully appointed kitchen features high-end finishes and flows effortlessly into inviting dining and living areas, designed for gathering, hosting, and making memories. A well-designed mudroom with custom lockers adds everyday convenience, especially for active households. Upstairs and throughout, each additional bedroom offers comfort and privacy, complete with its own ensuite and walk-in closet, ideal for teenagers, young adults, or visiting family. The fully developed basement elevates the home's entertainment appeal with a dedicated theatre room for immersive movie nights, along with a spacious games area perfect for hosting, relaxing, and enjoying time

together. The oversized, triple-car garage is a standout feature, designed with heated floors, interior wall siding, and a car lift, offering both function and a touch of luxury for hobbyists or car enthusiasts. Step outside and experience a setting that truly shines. Whether it's unwinding in the hot tub, hosting family gatherings, planting in the raised garden beds, or simply soaking in the views, this home was made for connection and enjoyment. Perfectly suited for those who love to entertain, spend time with family, and embrace an active yet relaxed lifestyle, this home offers an elevated living experience in one of Cochrane's most sought-after communities.