

**106 Gleneagles Estates Lane  
Cochrane, Alberta**

**MLS # A2319042**



**\$1,200,000**

<b>Division:</b>	GlenEagles		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,751 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Back Land		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<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>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

A backdrop of mountain peaks and rolling green space sets the tone for this exceptional executive walkout bungalow in Gleneagles Estates. Backing onto views of rolling hills and the Rocky Mountains, this former showhome combines impressive craftsmanship with a setting that captures the beauty of the surrounding landscape while remaining close to Cochrane's amenities. Lasting peace of mind comes from a durable tile roof system, an insulated heated basement slab, in-floor heating in both the walkout basement and oversized double attached garage and a well-managed condominium association that helps preserve the quiet character of this sought-after community. Arrive home to striking curb appeal where stone detailing and meticulous landscaping create a welcoming first impression. Rich hardwood flooring, soaring ceilings and built-in speakers establish an elegant atmosphere throughout the main level. Entertain with confidence in the formal dining room where a tray ceiling adds architectural distinction to special occasions and holiday gatherings. Natural light fills the enclosed den through bayed windows, creating an inspiring space for work, reading or creative pursuits. Towering windows frame breathtaking views in the grand living room while a gas fireplace flanked by built-ins encourages relaxation and conversation. Culinary creativity flourishes in the chef's kitchen where granite countertops, stainless steel appliances, a gas stove and a large centre island blend beauty with function. Thoughtful custom cabinetry within the walk-through pantry simplifies grocery unloading and everyday organization. Casual meals feel connected to the outdoors in the bright breakfast nook that opens directly onto the upper deck. Glass railings preserve unobstructed mountain, golf course and green space views, providing an extraordinary backdrop

for morning coffee, summer barbecues and evening sunsets. At day's end, retreat to the spacious primary bedroom where bayed windows showcase the remarkable scenery beyond. Dual sinks, a jetted soaker tub, a separate shower and a generous walk-in closet elevate the 5-piece ensuite into a spa-inspired escape. Daily routines remain convenient with main floor laundry complete with cabinetry and a sink, while a powder room accommodates guests. Movie nights, celebrations and relaxed weekends find their place in the fully finished walkout basement. Another fireplace anchors the expansive family room while a pub-style wet bar encourages effortless hosting. Three additional bedrooms and a 4-piece bathroom deliver flexibility for family, guests or hobbies. Direct access to the covered patio extends the living space outdoors where beautifully maintained landscaping surrounds a private backyard oasis. Few homes combine luxury, comfort, construction quality and scenery as successfully as this exceptional walkout bungalow in one of Cochrane's most desirable golf course communities.