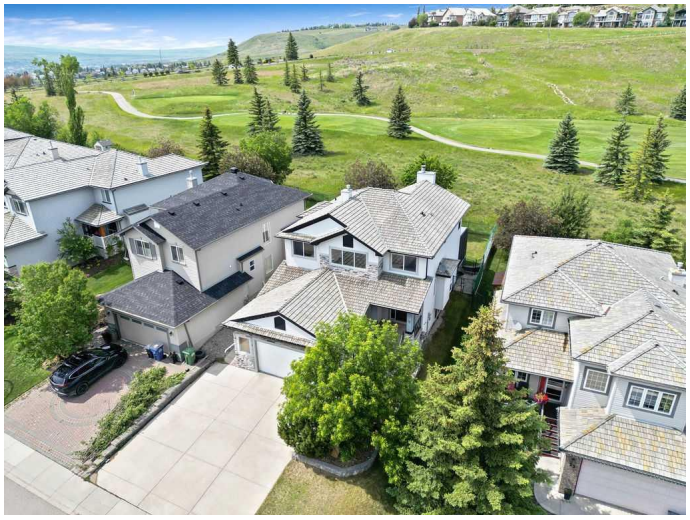
$1,050,000 - 31 Gleneagles Terrace, Cochrane

MLS® #A2235467

$1,050,000
4 Bedroom, 4.00 Bathroom, 2,516 sqft
Residential on 0.14 Acres

GlenEagles, Cochrane, Alberta



Welcome home to this beautifully designed, 3600+ sqft executive home backing onto the 11th tee box of GlenEagles Golf Course, perfectly positioned to enjoy tranquil views without the worry of stray balls in your back yardâ€”zero in 20 years! Flooded with natural light, this home offers refined rich character and function, ideal for a growing family seeking spacious comfort. Main floor highlights include hardwood floors, charming archways, and a wood-burning fireplace with gas lighter in the living room. Custom cabinetry and built-ins enhance both the living room and kitchen, which features a smart â€˜triangleâ€™ work flow of stainless steel gas stove, refrigerator with ice/water hookup and sink in the island. The kitchen also features a corner pantry, Vacuflo floor sweeper, and extended sideboard with a built-in desk. A versatile flex room off the kitchen is perfect for a home office, formal dining room, or play area. The patio doors off the dining nook feature a built-in pet door and open to a fully screened-in large deck, complete with a light-diffusing waterproof ceiling, built-in speakers, gas BBQ hookup, and secure pet access to the yard. The expansive screened in deck truly expands the main floor living space to the outdoors, enabling full enjoyment of the natural beauty surrounding this home and even allowing for BBQing in the rain. The backyard also offers a built in stone patio with firepit and plenty of private greenspace for the kids or pets. The oversized double garage

includes extra storage and a triple-wide driveway, so this home offers 5 private parking spaces (room for two inside, three out front!).Â Â In exploring the upper level you will find the spacious primary suite spans the back of the home and features a cozy gas fireplace, built-in speakers, and incredible golf course views. The spa-inspired ensuite is your private sanctuary, featuring a corner jetted tub, standalone shower, private lavatory, and a generous walk-in closet.Â Â The upstairs also offers 2 additional bedrooms which are equitably-sized, a stylish 4-piece main bath, separate laundry room, and ample closet storage space. Downstairs, the fully developed basementÂ offers a large family / rec room ready for movie nights or home gym sessions, a wine shelf and wet bar for effortless entertaining, a 5 piece bathroom and an enclosed room with french doors and egress window that would be perfect as a guest bedroom suite, hobby space or playroom. This neighbourhood features walking paths with stunning, expansive views of the river valley and the Rocky mountains, playgrounds and easy access into Cochrane, or east on Hwy 1A to the City of Calgary. Don't miss the chance to make this one-of-a-kind golf course haven the backdrop to your familyâ€™s next chapter. Itâ€™s more than a home... itâ€™s a lifestyle.

Built in 2002

Essential Information

MLS® #	A2235467
Price	$1,050,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,516
Acres	0.14

Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	31 Gleneagles Terrace
Subdivision	GlenEagles
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1W4

Amenities

Amenities	Other
Parking Spaces	5
Parking	Double Garage Attached, Garage Door Opener, Oversized, See Remarks, Concrete Driveway
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, French Door, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Master Bedroom, Tile, Wood Burning, Blower Fan, Gas Starter
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Lighting, Other
Lot Description	Back Yard, Environmental Reserve, Landscaped, Views, On Golf

	Course
Roof	Shake, Wood
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 28th, 2025
Days on Market	40
Zoning	R-LD
HOA Fees	125
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty

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