

# \$1,288,000 - 120 Gleneagles Landing, Cochrane

MLS® #A2216789

**\$1,288,000**

4 Bedroom, 3.00 Bathroom, 2,353 sqft

Residential on 0.18 Acres

GlenEagles, Cochrane, Alberta

Open House Saturday May 3rd 1:00-4:00pm.  
Premier Gleneagles Walkout Bungalow with Spectacular Rocky Mountain Views â€” Nestled in the exclusive enclave of Gleneagles Landing, this custom-built executive walkout bungalow offers over 4,000 sq ft of impeccably finished living space, with some of the most breathtaking views Cochrane has to offer. Perched above the 17th tee of the renowned GlenEagles Golf Course, this rare property captures sweeping vistas of the Rocky Mountains, the Bow River valley, and the charming town of Cochrane â€” a dynamic landscape that changes beautifully with the seasons. Designed with timeless elegance and functionality, the main floor boasts soaring 10' ceilings, rich hardwood flooring, and massive windows that flood the home with natural light. The great room features a three-sided gas fireplace and uninterrupted views, while the chef's kitchen is equipped with a 5-burner gas cooktop, built-in oven, prep sink, under-cabinet lighting, and a spacious island, all adjacent to a walk-through pantry and large dining area with access to the upper deck â€” complete with glass railing and a natural gas BBQ hookup. The primary retreat offers privacy, comfort, and panoramic scenery, with a luxurious ensuite featuring dual vanities, a jetted tub, a separate shower, and a large walk-in closet with custom built-ins. A dedicated home office with built-in cabinetry and a versatile flex room with French doors provide excellent options for working or



relaxing. The fully developed walkout level with in floor heating includes three additional large bedrooms, a stylish wet bar with wine storage, a full bathroom, and a generous recreation room with a cozy gas fireplace and custom built-ins, opening onto a stone patio in the beautifully landscaped backyard. Additional features include an oversized heated double garage with large windows and side-yard access, and excellent curb appeal on one of Cochrane’s most desirable and peaceful streets. Don’t wait! Large bungalows like this don’t come available very often.

Built in 1999

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2216789                         |
| Price          | \$1,288,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 2,353                            |
| Acres          | 0.18                             |
| Year Built     | 1999                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 120 Gleneagles Landing |
| Subdivision | GlenEagles             |
| City        | Cochrane               |
| County      | Rocky View County      |
| Province    | Alberta                |
| Postal Code | T4C 1W3                |

**Amenities**

|                |                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------|
| Amenities      | Colf Course                                                                                       |
| Parking Spaces | 6                                                                                                 |
| Parking        | Double Garage Attached, Garage Faces Side, Heated Garage, Insulated, Oversized, Concrete Driveway |
| # of Garages   | 2                                                                                                 |

## Interior

|                   |                                                                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Built-in Features, Central Vacuum, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Wired for Sound, Crown Molding, Jetted Tub |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Built-In Gas Range                                                                        |
| Heating           | In Floor, Fireplace(s), Forced Air, Natural Gas                                                                                                                                                              |
| Cooling           | None                                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                          |
| # of Fireplaces   | 2                                                                                                                                                                                                            |
| Fireplaces        | Family Room, Gas, Living Room, Mantle, Three-Sided, Glass Doors                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                          |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                     |

## Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior Features | Playground                                                                                                |
| Lot Description   | Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, Rectangular Lot, Views, On Golf Course |
| Roof              | Shake, Wood                                                                                               |
| Construction      | Stone, Stucco, Wood Frame                                                                                 |
| Foundation        | Poured Concrete                                                                                           |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 1             |
| Zoning         | R-LD          |
| HOA Fees       | 125           |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | TrustPro Realty |
|----------------|-----------------|

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