

\$649,000 - 145, 1000 Glenhaven Way, Cochrane

MLS® #A2211524

\$649,000

3 Bedroom, 3.00 Bathroom, 1,437 sqft

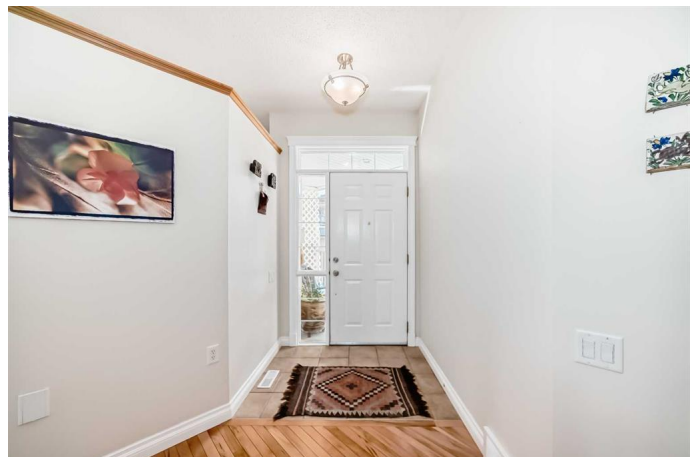
Residential on 0.14 Acres

GlenEagles, Cochrane, Alberta

If you're craving peace, comfort, and EASY LIVING—this 3-bedroom walkout bungalow has it all. Set against a SE backdrop of ravine greenery and mountain glimpses, it's perfect for those who love the idea of a LOCK-AND-LEAVE lifestyle without giving up space or style. Step inside the welcoming foyer and you'll notice the airy, open-concept layout. Just off the hallway, there's a dedicated home office, a 2-piece bath, and a practical mudroom with storage. The kitchen is both functional and inviting, featuring maple cabinetry, a gas cooktop, a pantry with pull-out drawers, and a layout designed with wheelchair accessibility in mind. It flows seamlessly into a spacious dining area with breakfast bar, and a cozy living room where large windows frame the green views, and a gas fireplace adds the perfect touch of warmth.

The main floor showcases hardwood throughout, and the primary bedroom offers a full wall of freestanding storage, a walk-in closet, and a generous ensuite with double vanity and a roll-in shower—easy to refresh if you're dreaming of something a little more luxurious.

Downstairs, the bright walk-out basement expands your living space with a second fireplace in the rec room, two additional bedrooms (one with a walk-in closet), and a full bathroom. There's even an elevator—currently not in use—that could be serviced for full home accessibility.



Extras include central air conditioning, a water softener, and an insulated garage. And with low-maintenance living, no more mowing or shoveling—you™ll have more time to enjoy the nearby walking paths, quick access to Hwy 1A, and shopping just minutes away. Whether you™re a snowbird or simply looking to simplify your lifestyle, this home checks all the right boxes. Come see it for yourself!

Built in 2002

Essential Information

MLS® #	A2211524
Price	\$649,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,437
Acres	0.14
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	145, 1000 Glenhaven Way
Subdivision	GlenEagles
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2A1

Amenities

Amenities	Snow Removal
Parking Spaces	4

Parking	Double Garage Attached, Front Drive, Garage Faces Front, Insulated
# of Garages	2

Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s), Bar, Elevator, Recessed Lighting, Track Lighting
Appliances	Built-In Oven, Dishwasher, Freezer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Backs on to Park/Green Space, Front Yard, Irregular Lot, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 24th, 2025
Days on Market	1
Zoning	R-MX
HOA Fees	125
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.