

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

MLS® #A2211524

**\$649,000**

3 Bedroom, 3.00 Bathroom, 1,437 sqft

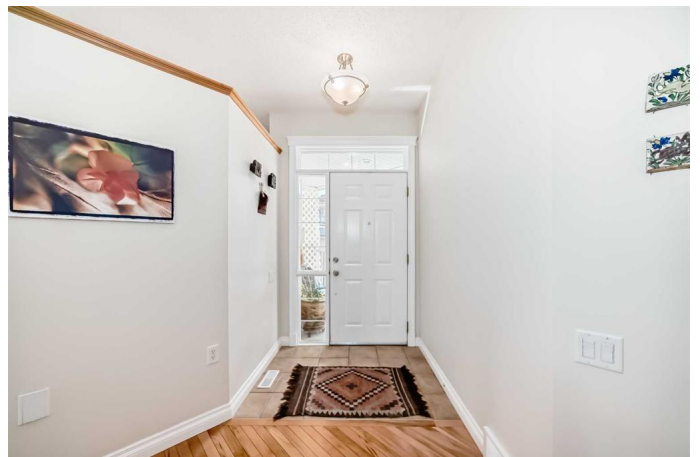
Residential on 0.14 Acres

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 shovelingâ€”youâ€™ll have more time to enjoy the nearby walking paths, quick access to Hwy 1A, and shopping just minutes away. Whether youâ€™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	Bar, Breakfast Bar, Double Vanity, Elevator, High Ceilings, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Track Lighting, Walk-In Closet(s)
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	6
Zoning	R-MX
HOA Fees	125
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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