

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

MLS® #A2211524

**\$649,000**

3 Bedroom, 3.00 Bathroom, 1,437 sqft

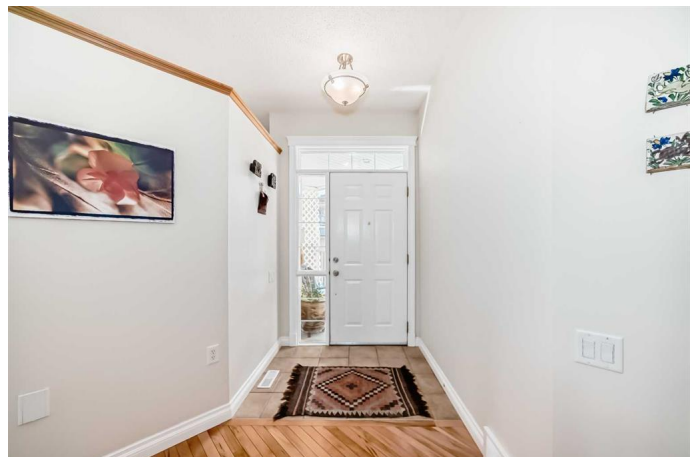
Residential on 0.14 Acres

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          | Bungalow, Side by Side |
| 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, Insulated, Garage Faces Front |
| # of Garages | 2                                                                  |

## Interior

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