



THE
A-TEAM

**RE/MAX
FIRST**

37 SHALE Avenue, Cochrane T4C 3B8

MLS®#: **A2108429**

Area: **Greystone**

Listing Date: **02/16/24**

List Price: **\$599,900**

Status: **Active**

County: **Rocky View County**

Change: **-\$10k, 19-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,513 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,635**
Low Sqft:
Ttl Sqft: **1,635**

DOM

93
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Landscaped,Rectangular Lot**
Park Feat: **Alley Access,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance**

Construction:
Stone,Vinyl Siding,Wood Frame
Flooring:
Carpet,Vinyl
Water Source:
Public
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance,Stone Counters,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`6" x 13`6"
Dining Room	Main	13`11" x 10`0"
Bedroom	Upper	12`8" x 10`0"
Laundry	Upper	8`8" x 5`7"
4pc Bathroom	Upper	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`11" x 10`0"
Bedroom - Primary	Upper	13`4" x 11`0"
Bedroom	Upper	10`11" x 10`0"
2pc Bathroom	Main	
5pc Ensuite bath	Upper	

Legal/Tax/Financial

Title:
Fee Simple

Zoning:
R-LD

Legal Desc:

2311741

Remarks

Pub Rmks:

**** Open house at 498 River Ave - Mon-Thurs: 4-7pm, Sat:3:15-6:15pm, Sun 1-4pm OR contact for private appointment**Welcome Home to 37 Shale Ave, the HUDSON by award winning Rohit Homes with a full Front East facing PORCH for morning coffee and a WEST backyard located in the up & coming well sought after community of Greystone, within walking distance to all amenities - restaurants, groceries, movie theatre etc plus the Bow River, plenty of walking trails, off-leash dog park & Spray Lakes sports complex.....with more amenities to be built in the near future. Your new 2 story single family home has an open-plan concept with beautiful herringbone vinyl flooring, 9ft ceilings, triple-pane windows and is well-appointed with stunning upgraded finishings that Rohit is known for. Your home is finished in Rohits newest designer interior, Neo Classical Revival - Truly timeless, this Designer Interior™ pays homage to historical and architectural design elements, celebrating the highest standard in luxury, taste &, elegance. If you're looking for something that feels curated, look no further - completed with all the usual Rohit upgrades that come as standard from lighting, faucets, baseboards/trim, hardware, Triple pane windows, All SS appliances plus washer & dryer, fully landscaped with grass front, side and rear and concrete (not gravel) parking pad. Your home begins with a large living room leading towards your dining room & kitchen with a generous quartz peninsula breakfast bar, stainless steel appliances & 42" Upper Cabinets. Completing the main floor is your half bath discreetly positioned through a vestibule with built in shelving. Upstairs you find your primary suite with dual closets PLUS a walk-in closet & a beautiful 5pc ensuite with quartz counter top dual sink vanity, separate soaker tub and glass shower; Two more good size bedrooms, 4pc family bath with quartz counter and an ample sized laundry room complete with a front load washer & dryer. All Bathrooms and laundry room have vinyl tile floors. The basement awaits your ideas with plenty of useable space, 2 large windows & bathroom rough-in. Landscaping front and back is also included. New Home Warranty: 1yr Comprehensive; 2yr distribution systems-electrical and plumbing; 5yr building envelope, 10yr structural; **Photos from a previously constructed home with a different interior but same floorplan (some items may not be identical or included ie: elevation/windows). see supplements for floorplan and photos for images of NeoClassical Revival designer interior ***Additional homes, models and interiors available.**

Inclusions:

n/a

Property Listed By:

CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







