



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**139 MILL Road, Cochrane T4C 3G7**

MLS®#: **A2116686**

Area: **Greystone**

Listing Date: **03/23/24**

List Price: **\$619,900**

Status: **Active**

County: **Rocky View County**

Change: **+\$25k, 28-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

City/Town:

**Cochrane**

Year Built:

**2024**

Lot Information

Lot Sz Ar:

**3,212 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,725**

Low Sqft:

Ttl Sqft:

**1,725**

DOM

**57**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Landscaped,Rectangular Lot  
Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

**Stone,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**

Int Feat:

**Bathroom Rough-in,Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**

Utilities:

Room Information

Room

**Living Room**

**Dining Room**

**Bedroom - Primary**

**Bedroom**

**2pc Bathroom**

**3pc Ensuite bath**

Level

**Main**

**Main**

**Upper**

**Upper**

**Main**

**Upper**

Dimensions

**14`10" x 12`0"**

**12`10" x 12`0"**

**17`3" x 13`3"**

**11`7" x 10`3"**

**0`0" x 0`0"**

**0`0" x 0`0"**

Room

**Kitchen**

**Bonus Room**

**Bedroom**

**Laundry**

**4pc Bathroom**

Level

**Main**

**Upper**

**Upper**

**Upper**

**Upper**

Dimensions

**11`10" x 9`2"**

**10`10" x 10`1"**

**13`7" x 9`11"**

**8`3" x 5`6"**

**0`0" x 0`0"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**2311741**

Zoning:

**R-MX**

## 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 139 Mill Road, the DALLAS semi-detached by award winning Rohit Homes 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-storey home is well-appointed with stunning upgraded finishings that Rohit is known for including TRIPLE PANE windows, 9' CEILINGS on the main, PLUS an ATTACHED DOUBLE front drive garage, Landscaped yard, front, side & rear AND backing a paved lane. This home has a welcoming open-plan living room, kitchen & dining room plus an ample entry foyer, 1/2 bath tucked nicely away, garage entry mud room and walk-through pantry. The main floor has beautiful vinyl flooring through-out, the kitchen has a gorgeous quartz island, stainless steel appliances & 42" Upper Cabinets. This layout keeps the whole family engaged together. The patio doors off the dining room open to your fully landscaped backyard. Upstairs is your spacious primary suite with a generous walk-in closet & a beautiful ensuite with quartz vanity and upgraded walk-in shower; Two more good size bedrooms, 4pc main bath also with quartz vanity, a Flex room for multiple uses and an ample sized laundry room complete with a front load washer & dryer and built in linen closet. The basement awaits your ideas with plenty of useable space & bathroom rough-in. Your home is finished in one of Rohits newest designer interiors curated by local designer, Louis Duncan-He, Ethereal Zen - Surround yourself in serene tonal and textural layers. This Designer Interior™ brings together finishes that feel natural and organic, speaking to the artisan and the eco-conscious. You'll feel relaxed and rejuvenated in your ethereal space. 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; New Home Warranty: 1yr Comprehensive; 2yr distributor systems-electrical and plumbing; 5yr building envelope, 10yr structural; NOTE:\*\*majority of Photos from a previously constructed home with same floorplan and different designer interior finishings (some items may not be identical or included); see supplements for floorplan and virtual tour of the Dallas model finished in Ethereal Zen designer interior; \*\*\*Additional homes, models and interiors available.**

Inclusions:

Property Listed By:

n/a

CIR Realty

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



