



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**127 MILL Road, Cochrane T4C2C1**

MLS® #: **A2120287**

Area: **Greystone**

Listing Date: **04/05/24**

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

Status: **Active**

County: **Rocky View County**

Change: **+\$25k, 24-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Cochrane**

Abv Sqft:

**1,723**

Year Built:

**2024**

Low Sqft:

Ttl Sqft:

**1,723**

Lot Information

Lot Sz Ar:

**1 sqft**

Lot Shape:

DOM

**44**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

**Other**

Lot Feat:

**Double Garage Attached**

Park Feat:

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Stucco,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**

Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>13`9" x 11`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 11`9"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`11" x 2`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`9" x 12`3"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>9`9" x 5`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 9`8"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`0" x 5`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 9`0"</b>
<b>Entrance</b>	<b>Main</b>	<b>8`5" x 6`8"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>9`5" x 9`0"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>6`5" x 6`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`9" x 9`4"</b>
<b>Laundry</b>	<b>Upper</b>	<b>6`5" x 5`6"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**

Zoning:  
**R-MD**

Legal Desc:

2311741

Remarks

Pub Rmks:

**\*\* Open House at Greystone showhome - 498 River Ave, Cochrane May 17th 2-5pm, Saturday May 18th 12-3pm\*\* Welcome to the pinnacle of contemporary living in the Dallas Model, a 1726 sqft haven with 3 bedrooms and 2.5 baths. The open-concept main floor bathes in natural light, featuring 9-foot ceilings and expansive triple-pane windows that illuminate the gourmet kitchen's sleek quartz countertops. Convenience meets style with a walkthrough pantry, and the double attached garage ensures direct access to this modern retreat. Beyond its aesthetic charm, the Dallas Model offers a side entrance for potential separate living spaces or private access, making it the perfect home that seamlessly combines luxury with functionality. Welcome to the Dallas Model—where thoughtful design creates a truly exceptional place to call home.**

Inclusions:

None

Property Listed By:

eXp Realty

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



