



THE
A-TEAM

**RE/MAX
FIRST**

152 VANTAGE Drive, Cochrane T4C3G3

MLS® #: **A2122524** Area: **Greystone** Listing Date: **04/12/24** List Price: **\$794,900**
Status: **Active** County: **Rocky View County** Change: **+\$20k, 17-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2024**
Lot Information
Lot Sz Ar: **4,766 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,990**
Low Sqft:
Ttl Sqft: **1,990**

DOM

34
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:
Lot Feat: **Corner Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting**

Construction: **Wood Frame**
Flooring: **Carpet, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator**
Int Feat: **Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	12`3" x 12`0"
Bedroom	Second	11`0" x 9`11"
4pc Bathroom	Second	9`0" x 5`0"

Room	Level	Dimensions
Bedroom	Second	12`6" x 10`0"
5pc Ensuite bath	Second	11`0" x 8`7"
2pc Bathroom	Main	8`1" x 2`11"

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **2311342**

Zoning: **R-MX**

Remarks

Pub Rmks:

Welcome to the brand new community of Greystone! Located on a Corner Lot, this meticulously crafted two-story home spans a spacious with over 2100 square feet, catering to the modern lifestyle of families and remote professionals. It offers three generously sized bedrooms, the Primary with a five-piece ensuite, an additional full bathroom, a convenient half bathroom, and an attached two-car garage and main floor flex room at the front entrance to accommodate any work-from-home needs. Upon entering, you'll discover a well-lit and spacious living area, complemented by a cozy gas fireplace, ideal for keeping you comfortable during those extended workdays. The open-concept kitchen and dining area are impeccably designed, featuring modern appliances and an expansive workspace, perfect for seamless transitions between work and leisure. Upstairs, a spacious primary bedroom, complete with a walk-in closet and luxurious ensuite bathroom, becomes your personal sanctuary. The two additional bedrooms are bathed in natural light through generous windows, creating inviting spaces for creative breaks. Possession will be in the Fall of 2024. Possession will be Summer 2024! Call to book your private showing today or visit our show home located at 4 Vantage Drive.

Inclusions:

N/A

Property Listed By:

eXp Realty

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

