



THE
A-TEAM

**RE/MAX
FIRST**

29 SHALE Avenue, Cochrane T4C2C1

MLS® #: **A2131159** Area: **Greystone** Listing Date: **05/16/24** List Price: **\$604,900**
 Status: **Active** County: **Rocky View County** Change: **+\$15k, 23-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,444 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,630**
 Low Sqft:
 Ttl Sqft: **1,630**

DOM

43
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Other**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt,Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Dryer,Microwave,Stove(s),Washer**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Covered Porch	Main	8`0" x 6`0"	Living Room	Main	11`5" x 17`0"
Dining Room	Main	10`0" x 13`4"	Mud Room	Main	6`6" x 5`0"
Bedroom	Upper	9`0" x 12`2"	5pc Ensuite bath	Upper	8`3" x 7`10"
Walk-In Closet	Upper	6`1" x 4`10"	4pc Bathroom	Upper	0`0" x 0`0"
Entrance	Main	4`0" x 4`2"	2pc Bathroom	Main	5`2" x 4`10"
Kitchen	Main	8`7" x 13`5"	Bedroom	Upper	9`6" x 10`4"
Laundry	Upper	5`0" x 8`10"	Bedroom - Primary	Upper	11`5" x 12`9"
Furnace/Utility Room	Basement	7`10" x 9`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-MD

2311741

Remarks

Pub Rmks:

**** Open House at Greystone showhome - 498 River Ave, Cochrane - Fri, June 28th 2-5pm and Sat, June 29th 12-3pm ** Welcome to the Hudson, a charming laned home boasting 1630 square feet of carefully designed living space. This beautiful residence, brought to you by Rohit Homes, greets you with a double paved parking pad in the back for convenience and accessibility. Step into the heart of the home, where the spacious kitchen steals the spotlight with its floor-to-ceiling cupboards and sleek quartz countertops, providing ample storage and a stylish cooking environment. The open concept layout, adorned with large triple-pane windows, fills the home with natural light and creates a welcoming atmosphere. The Hudson features three bedrooms, 2.5 baths, and an upstairs laundry room for added convenience. The master suite is a luxurious retreat with a 5-piece ensuite bathroom, offering a perfect blend of comfort and elegance. Designed by a local interior designer, the home showcases a thoughtful and aesthetically pleasing interior, making every corner a delight to the eye. The Hudson is not just a home; it's a lifestyle. The inclusion of a side entrance adds flexibility and potential for customization, allowing you to tailor the space to your unique needs. Whether you're entertaining guests in the open living spaces or enjoying a quiet evening in the master suite, this home caters to a variety of lifestyles. With Rohit Homes' commitment to quality craftsmanship and attention to detail, the Hudson promises a blend of functionality and aesthetics, creating a haven you'll be proud to call home. Photos are representative from a previous build.**

Inclusions:
Property Listed By:

None
eXp Realty

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





The HUDSON Bold Designer Single Family Home

3 Bed
2.5 Bath
1627 sq ft

Main Floor Features

1. A large window overlooking the dining area is a great asset when entertaining and provides constant ventilation.

2. This window also provides natural light to the living room from the dining room.

3. For easy entertaining, there is a built-in open floor and bath area from the garage.

4. The optional entry side door is a great way to provide a convenient way to get in and out.

5. To make the main floor feel more open and airy, we added large windows to allow for plenty of natural light.

6. The kitchen & bath is designed for maximum efficiency and includes built-in storage for dishes, linens and accessories.

The HUDSON Bold Designer Single Family Home

3 Bed
2.5 Bath
1627 sq ft

Upper Floor Features

1. The Hudson comes with a storage area for your clothes, shoes, and accessories. The ready-to-install storage is a great way to keep your closet organized.

2. The large second and third bedrooms are designed to accommodate a queen-sized bed and nightstands.

3. On the matter of cooling, we designed the optional additional ceiling fan to provide additional ventilation and more.