



THE
A-TEAM

**RE/MAX
FIRST**

199 VANTAGE DRIVE Drive, Cochrane T4C2C1

MLS®#: **A2142044** Area: **Greystone** Listing Date: **06/18/24** List Price: **\$577,500**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Cochrane**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,414 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,556**
 Low Sqft:
 Ttl Sqft: **1,556**

DOM

14
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Electric,Heat Pump**
 Sewer:
 Ext Feat: **Private Entrance**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**
 Int Feat: **Kitchen Island,Low Flow Plumbing Fixtures,Open Floorplan,Recessed Lighting,Stone Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`7" x 14`7"	Dining Room	Main	11`0" x 11`5"
2pc Bathroom	Main	0`0" x 0`0"	Bedroom - Primary	Upper	12`4" x 9`11"
4pc Ensuite bath	Upper	0`0" x 0`0"	Bedroom	Upper	9`0" x 9`6"
4pc Bathroom	Upper	0`0" x 0`0"	Bedroom	Upper	9`0" x 9`6"
Living Room	Main	11`6" x 13`8"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-MD

2311342

Remarks

Pub Rmks: **This super energy-efficient townhome, with 3 bedrooms and 2.5 baths, offers a seamless open-concept layout with 9' ceiling on the main that effortlessly connects the dining, living, and kitchen spaces. The kitchen is functional and stylish and has stunning cabinetry, an island with an eating bar, and a pantry for storage. Step outside to find a fenced backyard, which is perfect for relaxation or letting Fido out for a break. Constructed to our Net Zero specification package, this home undergoes third-party testing and labelling to prioritize sustainability while ensuring comfort. With double-coated, triple-pane windows, a Fresh Air System (HRV), and airtight walls, heat loss is minimized, and indoor air quality is enhanced. The air source heat pump provides both winter heating and summer cooling. Complementing these features is a backup electric furnace, offering added peace of mind. Built to exceed 2030 building codes, this home will be third-party tested and CHBA Net Zero Labelled. Net zero homes produce as much clean energy as they consume with a renewable energy source (solar panels at ZEN Greystone). Airtight walls eliminate drafts, reduce energy consumption and lower exterior noise levels. The Fresh Air System (HRV) continuously removes stale, humid air and replaces it with fresh, filtered air from outside. The air quality throughout your home will improve allergies and breathing conditions like asthma. With a Net Zero Home, your utility bills will fall to an all-time low and stay low all year round.**

Inclusions:
Property Listed By:

N/A
Bode Platform Inc.

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







