



THE
A-TEAM

**RE/MAX
FIRST**

84 MILL Road, Cochrane T4C 3G7

MLS® #: **A2149457**

Area: **Greystone**

Listing Date: **07/18/24**

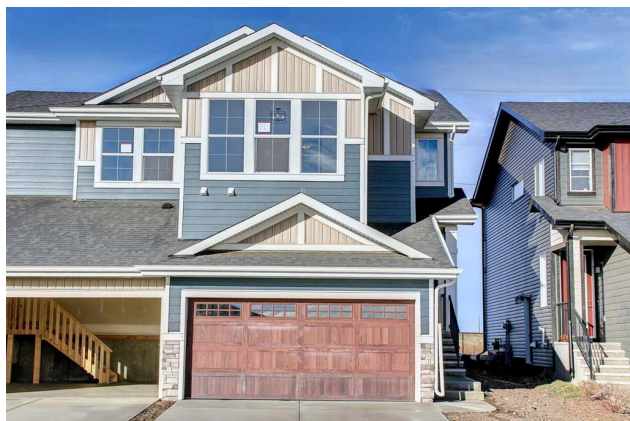
List Price: **\$599,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Cochrane

Abv Sqft:

1,683

Year Built:

2024

Low Sqft:

Lot Information

Ttl Sqft:

1,683

Lot Sz Ar:

2,916 sqft

Lot Shape:

DOM

60

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 Yard,City Lot,Front Yard,Interior Lot,Street Lighting,Rectangular Lot
Concrete Driveway,Double Garage Attached,Garage Door Opener,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer: **Public Sewer**

Ext Feat: **Private Yard**

Construction:

**Composite Siding,Manufactured Floor
Joist,Stone,Vinyl Siding,Wood Frame**

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Public

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Range,Electric Water Heater,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator

Int Feat:

**Bathroom Rough-in,Breakfast Bar,Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No
Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Cable Connected,Electricity Connected,Natural Gas Connected,Phone Connected,Sewer Connected,Water Connected

Room Information

Room	Level	Dimensions
Great Room	Main	15`10" x 11`7"
Nook	Main	10`9" x 9`6"
Bedroom	Upper	9`11" x 10`9"
4pc Ensuite bath	Upper	9`9" x 8`8"

Room	Level	Dimensions
Kitchen	Main	12`10" x 9`6"
Bedroom - Primary	Upper	15`2" x 12`2"
Bedroom	Upper	9`10" x 10`9"
4pc Bathroom	Upper	9`11" x 5`0"

2pc Bathroom

Main

0`0" x 0`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

231 1741

Zoning:

R-MX

Remarks

Pub Rmks:

BRAND NEW HOME by Douglas Homes, Master Builder in centrally located Greystone, down the street from a Children's Play Park. Featuring the Waterton with south facing backyard. Located on a quiet street with a sun filled south facing backyard, great for entertaining. This gorgeous 3 bedroom, 2 & 1/2 half bath home offers over 1680 sq ft of living space. Loads of upgraded features in this beautiful, open floor plan. The main floor greets you with a grand, glazed 8' front door, soaring 9' ceilings, oversized windows , & 8' 0" passage doors. Distinctive Engineered Hardwood floors flow through the Foyer, Hall, Great Room, Kitchen & Nook adding a feeling of warmth & style. The Kitchen is completed with an oversized entertainment island (7'0" single level island) & breakfast bar, roomy closet pantry with 8'0" French Door , Quartz Countertops, 42" Cabinet Uppers accented by dropped bulkhead, Pots & Pans Drawers, soft close doors & drawers throughout, new stainless appliance package including Fridge, Microwave/Hood Fan combo over the stove, smooth top electric Range & built-in Dishwasher. The main floor is completed with an expansive, open Great Room & Nook finished with 8'0" wide sliding patio door, & over height windows, & Napoleon "Entice" fireplace. Upstairs you'll find a generous Primary Bedroom with 4 piece Ensuite including separated twin Quartz vanities with undermounted sinks, oversized 5'0" x 3'0" shower, private water closet window , & ceramic tile flooring. There is also a generous sized walk-in closet accessed from the Ensuite. The 2nd floor is completed with a spacious forward Bonus Room & 2 good sized additional bedrooms with roomy closets. The 2nd & 3rd bedrooms have easy access to the main the bath with Quartz countertop, undermounted sink & tile flooring. You're certain to love the convenience of the 2nd Floor Laundry complete with tile flooring. This is a very popular plan, great for young families or for the sizing down crowd. Spacious, Beautiful and Elegant! The perfect place for your perfect home with the Perfect Fit. Call today! Photos are from prior build & are reflective of fit, finish & included upgrades. Note: Front elevation of home & interior photos are for illustration purposes only. Actual elevation style, interior colors/finishes may be different than shown & the Seller is under no obligation to provide them as such. .

Inclusions:

Property Listed By:

NA

Greater Calgary Real Estate

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