



THE
A-TEAM

**RE/MAX
FIRST**

68 SHALE Avenue, Cochrane T4C 3G6

MLS®#: **A2149472**

Area: **Greystone**

Listing Date: **10/28/24**

List Price: **\$529,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

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: **1,180**
Low Sqft:
Ttl Sqft: **1,180**

DOM

0

Layout

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

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Interior Lot,Street Lighting,Paved,Rectangular Lot**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,High Efficiency,Exhaust Fan,Fireplace(s),Forced Air,Humidity Control,Natural Gas**

Sewer:
Ext Feat: **Lighting,Other,Rain Gutters**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**

Int Feat: **Bathroom Rough-in,Breakfast Bar,Closet Organizers,French Door,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage,Walk-In Closet(s),Wired for Data**

Utilities: **Cable Connected,Electricity Connected,Natural Gas Connected,Garbage Collection,Phone Connected,Sewer Connected,Underground Utilities,Water Connected**

Room Information

Room	Level	Dimensions
Great Room	Main	12`0" x 12`8"
Breakfast Nook	Main	9`11" x 10`0"
Bedroom	Upper	9`4" x 10`0"
2pc Bathroom	Main	
3pc Ensuite bath	Upper	

Room	Level	Dimensions
Kitchen	Main	13`4" x 20`6"
Bedroom - Primary	Upper	11`6" x 11`2"
Bedroom	Upper	9`5" x 10`0"
4pc Bathroom	Upper	









GLACIER
68 Shale Avenue • Graystone, Cochrane

1180 sq. ft. 3 bedrooms 2.5 bathrooms 30'

ROOM
9'-11" x 10'-2"

GREAT ROOM
12'-0" x 12'-0"

BEDROOM #1
9'-0" x 10'-0"

BEDROOM #2
9'-0" x 10'-0"

PRIMARY BEDROOM
11'-0" x 11'-0"

FEATURES

- ✓ Basement Side Entry
- ✓ Bear Parking Pad
- ✓ Built-in Shelf & Hooks
- ✓ P Main Floor Ceiling
- ✓ Quartz Countertops
- ✓ Electric Fireplace
- ✓ Eng. Hardwood Main Floors
- ✓ Large Kitchen Island