

68 SHALE Avenue, Cochrane T4C 3G6

MLS®#: A2149472 Area: Greystone Listing 10/28/24 List Price: **\$529,900**

Status: **Active Rocky View County** Change: County: None Association: Fort McMurray

Date:

General Information

Residential Prop Type: Sub Type:

Year Built: Lot Information

Lot Shape:

Detached City/Town: Cochrane

2024

Lot Sz Ar: 3,444 sqft

Access:

Lot Feat: Park Feat: DOM

1,180

1.180

Layout

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

Style:

<u>Parking</u>

Ttl Park: 2

Garage Sz:

Back Lane, Back Yard, Front Yard, Interior Lot, Street Lighting, Paved, Rectangular Lot

Finished Floor Area

Abv Saft:

Low Sqft:

Ttl Saft:

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Central, High Efficiency, Exhaust Composite Siding, Stone, Vinyl Siding, Wood Heating:

Fan, Fireplace(s), Forced Air, Humidity Control, Natural Gas

Sewer:

Ext Feat: Lighting, Other, Rain Gutters

Frame Flooring:

Carpet, Ceramic Tile, Hardwood

Water Source: Fnd/Bsmt:

Poured Concrete

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

Upper

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

<u>Room</u> <u>Level</u> **Dimensions** Room <u>Level</u> **Dimensions Great Room** Main 12`0" x 12`8" Kitchen Main 13`4" x 20`6" **Breakfast Nook** Main 9`11" x 10`0" **Bedroom - Primary** Upper 11`6" x 11`2" Bedroom 9`4" x 10`0" 9`5" x 10`0" Upper **Bedroom** Upper 2pc Bathroom Main 4pc Bathroom Upper 3pc Ensuite bath

Legal/Tax/Financial

Title: Zoning: Fee Simple R-MX

Legal Desc: **2311741**

Remarks

Pub Rmks:

JANUARY 14, 2025 POSSESSION DATE - CONFIRMED BY THE BUILDER. BRAND NEW HOME by Douglas Homes, Master Builder in central Greystone, short walking distance to parks, the Bow River, major shopping & interconnected pathway system. Featuring the Glacier with separate side entry on an R-MX zoned home site for POTENTIAL future lower level suite. NOTE: a secondary suite would be subject to approval and permitting by the city/municipality. This gorgeous 3 bedroom, 2 & 1/2 half bath home offers 1180 sq ft of living space. This home is located on a Shale Avenue which provides easy, close access to two parks, one being Kid's Play Park, & the interconnective pathway system perfect for those looking for a outdoor lifestyle. Loads of upgraded, DESIGNER features in this beautiful, open floor plan. The main floor greets you with a grand, glazed 8' front door & side lite, 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 & breakfast bar, closet pantry, Quartz Countertops, 42" Cabinet Uppers accented by closed-in, painted bulkhead above, Bank of 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 open Great Room & Nook finished with over height windows, full French Door rear entry & 1/2 bath. Great Room is complimented by a Napoleon "Entice" fireplace. Upstairs you'll find a good sized Primary Bedroom with 3 piece Ensuite including undermounted sink & drawer, Quartz vanity, oversized 5'0" x 3'0", no maintenance, one piece shower & ceramic tile flooring. There is also a nice sized, walk-in closet accessed from the bedroom. The 2nd floor is completed with two additional good sized bedrooms with roomy double door closets. The 2nd & 3rd bedrooms have easy access to the main the bath with Quartz countertop, undermounted sink with drawer & tile flooring. This is a very popular plan, great for young families, investors or the down sizing 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 features. Note: Front elevation of home & interior photos are for illustration purposes only. Actual elevation style, interior colors/finishes, & upgrades may be different than shown & the Seller is under no obligation to provide them as such.

Inclusions:

Property Listed By: Greater Calgary Real Estate

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















