



THE
A-TEAM

**RE/MAX
FIRST**

68 SHALE Avenue, Cochrane T4C 3G6

MLS®#: **A2149472**

Area: **Greystone**

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

List Price: **\$519,900**

Status: **Pending**

County: **Rocky View County**

Change: **-\$10k, 08-Dec**

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

94
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

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------------------|--------------|----------------------|--------------------------|--------------|----------------------|
| 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 | Upper | 9`4" x 10`0" | Bedroom | Upper | 9`5" x 10`0" |
| 2pc Bathroom | Main | | 4pc Bathroom | Upper | |
| 3pc Ensuite bath | Upper | | | | |

Title:
Fee Simple
Legal Desc:

Zoning:
R-MX

2311741

Remarks

Pub Rmks:

Back on the market due to financing! IMMEDIATE Possession Available - 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:

NA
Greater Calgary Real Estate

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











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