



THE
A-TEAM

**RE/MAX
FIRST**

8 SHALE Avenue, Cochrane T4C 3G7

MLS®#: **A2149474** Area: **Greystone** Listing Date: **07/15/24** List Price: **\$669,900**
 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: **3,904 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,806**
 Low Sqft:
 Ttl Sqft: **1,806**

DOM

141
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Interior Lot,Street Lighting,Rectangular Lot**
 Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,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 Water Heater,Gas Stove,Microwave,Range Hood,Refrigerator**
 Int Feat: **Bathroom Rough-in,Breakfast Bar,Built-in Features,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,Soaking Tub,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Data**

Utilities: **Cable Connected,Electricity Connected,Natural Gas Connected,Phone Connected,Sewer Connected,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	15`0" x 12`6"	Kitchen	Main	12`10" x 10`0"
Breakfast Nook	Main	10`10" x 9`6"	Bonus Room	Upper	13`5" x 13`0"
Bedroom - Primary	Upper	15`2" x 12`0"	Bedroom	Upper	9`11" x 10`10"

Bedroom
4pc Bathroom

Upper
Upper

9`10" x 10`10"
0`0" x 0`0"

5pc Ensuite bath
2pc Bathroom
Legal/Tax/Financial

Upper
Main

0`0" x 0`0"
0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

2311741

Zoning:
R-MX

Remarks

Pub Rmks:

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 Ashton across the street from a Children's Play Park 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 home is located on a Shale Avenue which provides easy, close access to two parks, one being a Children's Play Park, & the interconnective pathway system perfect for those looking for a outdoor lifestyle. This gorgeous 3 bedroom, 2 & 1/2 half bath home offers over 1800 sq ft of living space. Loads of upgraded features in this beautiful, open floor plan. The main floor greets you with a grand 8' front door, built in functional bench with & decorative niches, soaring 9' ceilings, oversized windows , & 8' 0" passage doors. Gleaming Hardwood floors flow through the Foyer, Hall, Great Room, Kitchen & Nook adding a feeling of warmth & style. The Kitchen is completed with new stainless appliance package including Side by Side Fridge with Ice and Water, Built-In Microwave in the island, Gas Range, Chimney Hood Fan & Built-In Dishwasher, closet pantry, Quartz Countertops, Pots & Pans Drawers, soft close doors/drawers, over height Kitchen cabinets decorative drop bulkhead above, & dual color Cabinets. The main floor is completed with an expansive, open Great Room finished with a Napoleon "Entice" fireplace. Upstairs you'll find a generous Primary Bedroom with 5 piece Ensuite including dual Quartz vanities & undermounted sinks, deep 6'0" soaker tub topped by a large, bright window, oversized 4'0" wide, two sided tile & glass shower, & a private water closet all completed with designer ceramic tile flooring. There is also a large, separated walk-in closet accessed from the bedroom. The 2nd floor is completed by a spacious, forward family Bonus Room with two sided, Tray ceiling & 2 good size additional bedrooms with double door closets. You'll also find a main bath with Quartz countertop, undermounted sink & tile flooring. You're certain to love the convenience of the 2nd Laundry Room completed with bright window & tile flooring. This is a very popular plan, great for larger, upscaling families. 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.

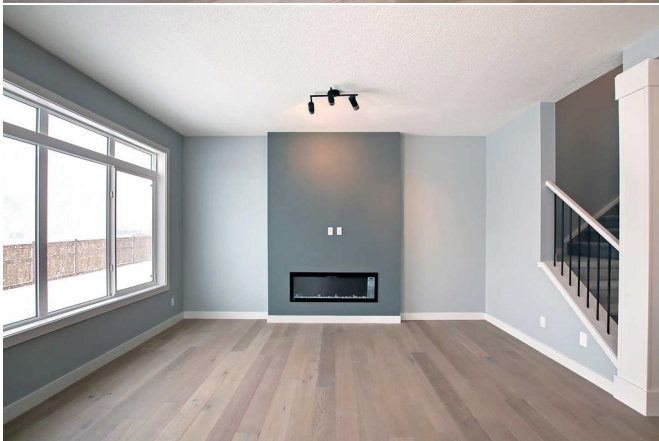
Inclusions:
Property Listed By:

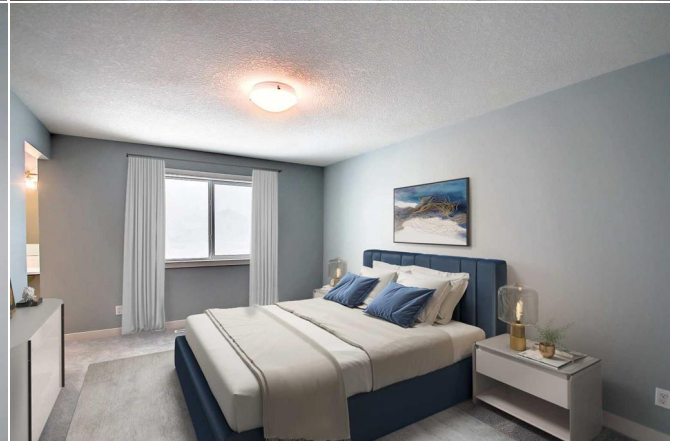
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Greater Calgary Real Estate

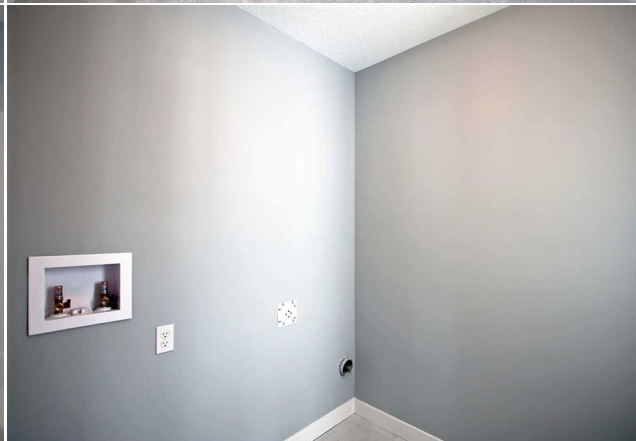
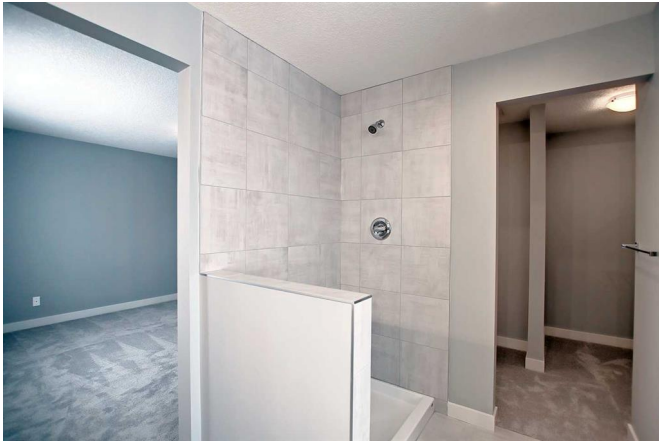
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

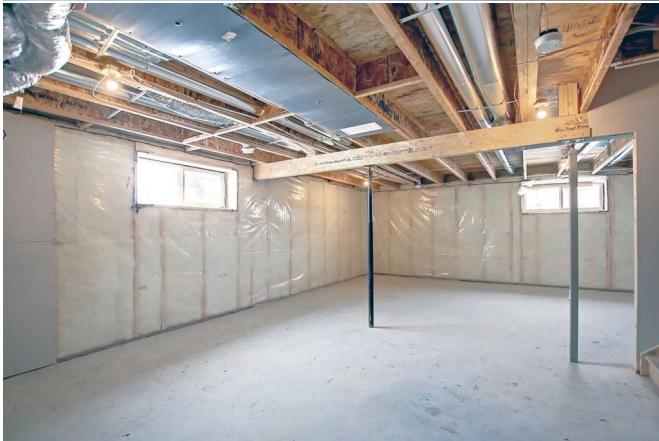












ASHTON
8 Shale Avenue • Greystone, Cochrane

1820 sq ft • 3 bedrooms • 2.5 bathrooms • 23'

FEATURES

- ✓ Basement Side Entry
- ✓ Oversized 2 Car Garage
- ✓ Tray Ceiling in Bonus Room
- ✓ 9' Main Floor Ceiling
- ✓ Quartz Countertops
- ✓ Electric Fireplace
- ✓ Eng. Hardwood Main Floors
- ✓ Built-in Bench to Entry
- ✓ Double Sinks to Ensuite
- ✓ Upper Floor Laundry