



THE
A-TEAM

**RE/MAX
FIRST**

139 MILL Road, Cochrane T4C 3G7

MLS® #: **A2154493**

Area: **Greystone**

Listing Date: **08/02/24**

List Price: **\$607,500**

Status: **Active**

County: **Rocky View County**

Change: **-\$12k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Cochrane

Abv Sqft:

1,723

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,723

Lot Information

Lot Sz Ar:

1 sqft

Lot Shape:

DOM

48

Layout

Beds: **3 (3)**

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Other

Lot Feat:

Double Garage Attached

Park Feat:

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**

Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`9" x 11`0"
Dining Room	Main	12`0" x 11`9"
2pc Bathroom	Main	6`11" x 2`11"
Bedroom - Primary	Upper	16`9" x 12`3"
4pc Ensuite bath	Upper	9`9" x 5`0"
Bedroom	Upper	11`0" x 9`8"
4pc Bathroom	Upper	8`0" x 5`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`0" x 9`0"
Entrance	Main	8`5" x 6`8"
Bonus Room	Upper	9`5" x 9`0"
Walk-In Closet	Upper	6`5" x 6`5"
Bedroom	Upper	12`9" x 9`4"
Laundry	Upper	6`5" x 5`6"

Legal/Tax/Financial

Title:
Fee Simple

Zoning:
R-MX

Legal Desc:

TBD

Remarks

Pub Rmks:

***** Open House at Greystone showhome - 498 River Ave, Cochrane - Sept. 19th 4-7pm, Sept. 21st 12-5pm and Sept. 22nd 12-5pm *** Welcome to the pinnacle of contemporary living in the Dallas Model, a 1726 sqft haven with 3 bedrooms and 2.5 baths. The open-concept main floor bathes in natural light, featuring 9-foot ceilings and expansive triple-pane windows that illuminate the gourmet kitchen's sleek quartz countertops. Convenience meets style with a walkthrough pantry, and the double attached garage ensures direct access to this modern retreat. Beyond its aesthetic charm, the Dallas Model offers a side entrance for potential separate living spaces or private access, making it the perfect home that seamlessly combines luxury with functionality. Welcome to the Dallas Model—where thoughtful design creates a truly exceptional place to call home.**

Inclusions:

None

Property Listed By:

eXp Realty

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





The DALLAS Bold Designer Duplex

3 Bed
2.5 Bath
1726 sq ft

Main Floor Features

NO SKIIT HIT CEILING

- This kitchen is designed for the kitchen island using the **island** to create a **wide** walkway between the island, stove and sink to maximize.
- The Dallas features a **spacious walk-through entry**.
- This **attached double car garage** is a great place to store your car or a side car's inventory.
- To make the most floor feel spacious and well-lit, large windows are placed for plenty of **natural light**.
- An **open main floor** makes living or dining with a family area that has been designed to both to blend seamlessly into the kitchen and dining room.
- This **optional entry side door** is an optional upgrade for a separate entry to your apartment.

The DALLAS Bold Designer Duplex

3 Bed
2.5 Bath
1726 sq ft

Upper Floor Features

NO SKIIT

- This **optional upper floor laundry** comes complete with built-in shelving for your laundry products and drying laundry up and down the stairs.
- This **flex room** is fully furnished with a desk, TV, and shelving. It is a great place for a home office or a playroom.
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