



THE
A-TEAM

**RE/MAX
FIRST**

163 MILL Road, Cochrane T4C 3G7

MLS®#: **A2154495**

Area: **Greystone**

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

List Price: **\$574,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Cochrane

Abv Sqft:

1,506

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,506

Lot Information

Lot Sz Ar:

1 sqft

Lot Shape:

DOM

47

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate

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

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Upper	8`5" x 10`8"	Bedroom	Upper	8`4" x 10`11"
Living Room	Main	13`0" x 18`7"	Bedroom - Primary	Upper	12`0" x 11`9"
Bonus Room	Upper	8`1" x 8`0"	Dining Room	Main	8`6" x 15`10"
2pc Bathroom	Main		4pc Ensuite bath	Upper	
4pc Bathroom	Upper				

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 *** Discover the perfect blend of comfort and style in this charming duplex home nestled in the heart of Greystone, Cochrane. Boasting 3 bedrooms and 2.5 baths, this residence offers spacious living with luxury vinyl plank flooring and sleek quartz countertops throughout. Bask in natural light streaming through large windows in both the front and back of the home, illuminating the modern interior. Comes with a separate side entrance to the basement. Step outside to fully landscaped front and backyard retreats, ideal for outdoor gatherings or tranquil relaxation. Enjoy culinary adventures in the gourmet kitchen equipped with a stainless steel appliance package. Situated close to the Bow River, walking paths, and Spray Lakes Recreation Center, experience the best of nature and recreation at your doorstep. Embrace then essence of contemporary living in this Greystone gem**

Inclusions: **None**
Property Listed By: **eXp Realty**

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

