



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**168 VANTAGE Drive, Cochrane T4C3G3**

MLS®#: **A2159070**

Area: **Greystone**

Listing Date: **08/21/24**

List Price: **\$744,900**

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: **4,133 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,832**  
Low Sqft:  
Ttl Sqft: **1,832**

DOM

**28**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:  
Lot Feat: **Back Yard**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding, Wood Frame**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer**  
Int Feat: **Granite Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`1" x 8`5"</b>	<b>Family Room</b>	<b>Main</b>	<b>12`11" x 14`6"</b>
<b>Nook</b>	<b>Main</b>	<b>11`1" x 9`1"</b>	<b>2pc Bathroom</b>	<b>Main</b>	
<b>4pc Bathroom</b>	<b>Upper</b>		<b>5pc Ensuite bath</b>	<b>Upper</b>	
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`8" x 14`5"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`9" x 11`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`7" x 11`11"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>15`0" x 13`0"</b>
<b>Mud Room</b>	<b>Main</b>	<b>5`10" x 8`10"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **2311342**

Zoning: **R-MD**

Remarks

Pub Rmks: **Step into this well-appointed 1,820 sq ft home featuring a thoughtfully crafted layout and loads of upgrades! The main level includes a convenient walk-through mudroom that flows into a modern kitchen, perfect for both cooking and gathering. The adjacent dining space and cozy family room make this area ideal for everyday living. Upstairs, you'll discover three well-sized bedrooms, including a primary retreat with a 5-piece ensuite and walk-in closet. A bonus room, laundry, and another bedroom with a walk-in closet complete the upper floor. Situated in the desirable community of Greystone, this home offers easy access to the Bow River, downtown Cochrane, the SLS Community Center, and is right across from a planned sports park with tennis and pickleball courts. With Cochrane being only 45 minutes from both downtown Calgary and the stunning mountains parks to the west. This home is move-in ready and perfect for those seeking a mix of modern style and prim. Photos are representative.**

Inclusions: **N/A**  
 Property Listed By: **Bode Platform Inc.**

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