



THE
A-TEAM

**RE/MAX
FIRST**

199 VANTAGE DRIVE Drive, Cochrane T4C2C1

MLS®#: **A2159944** Area: **Greystone** Listing Date: **08/23/24** List Price: **\$577,500**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Cochrane**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,414 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,556**
 Low Sqft:
 Ttl Sqft: **1,556**

DOM

89
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Electric,Heat Pump**
 Sewer:
 Ext Feat: **Private Entrance**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**
 Int Feat: **Kitchen Island,Low Flow Plumbing Fixtures,Open Floorplan,Recessed Lighting,Stone Counters,Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------------|--------------|----------------------|--------------------------|--------------|----------------------|
| Kitchen | Main | 12`7" x 14`7" | Dining Room | Main | 11`0" x 11`5" |
| 2pc Bathroom | Main | 0`0" x 0`0" | Bedroom - Primary | Upper | 12`4" x 9`11" |
| 4pc Ensuite bath | Upper | 0`0" x 0`0" | Bedroom | Upper | 9`0" x 9`6" |
| 4pc Bathroom | Upper | 0`0" x 0`0" | Bedroom | Upper | 9`0" x 9`6" |
| Living Room | Main | 11`6" x 13`8" | | | |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311342

Zoning:
R-MD

Remarks

Pub Rmks: **his super energy-efficient townhome, with 3 bedrooms and 2.5 baths, offers a seamless open-concept layout with 9' ceiling on the main that effortlessly connects the dining, living, and kitchen spaces. The kitchen is functional and stylish and has stunning cabinetry, an island with an eating bar, and a pantry for storage. Step outside to find a fenced backyard, perfect for relaxing. Constructed to our Net Zero specification package, this home undergoes third-party testing and labelling to prioritize sustainability while ensuring comfort. With double-coated, triple-pane windows, a Fresh Air System (HRV), and airtight walls, heat loss is minimized, and indoor air quality is enhanced. The air source heat pump provides both winter heating and summer cooling. Complementing these features is a backup electric furnace, offering added peace of mind. Built to exceed 2030 building codes, this home will be third-party tested and CHBA Net Zero Labelled. Photos are representative.**

Inclusions:
Property Listed By: **Solar Panels
Bode Platform Inc.**

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







