



THE
A-TEAM

**RE/MAX
FIRST**

45 SHALE Avenue, Cochrane T4C 3G6

MLS®#: **A2163600** Area: **Greystone** Listing **09/09/24** List Price: **\$591,400**
 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: **3,517 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Other**
 Park Feat: **Parking Pad**

Finished Floor Area
 Abv Sqft: **1,630**
 Low Sqft:
 Ttl Sqft: **1,630**

DOM

72
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Ext Feat: **Other** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Refrigerator,Dishwasher,Dryer,Microwave,Stove(s),Washer**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Covered Porch	Main	8`0" x 6`0"	Entrance	Main	4`0" x 4`2"
Living Room	Main	11`5" x 17`0"	2pc Bathroom	Main	5`2" x 4`10"
Dining Room	Main	10`0" x 13`4"	Kitchen	Main	8`7" x 13`5"
Mud Room	Main	6`6" x 5`0"	Bedroom	Upper	9`6" x 10`4"
Bedroom	Upper	9`0" x 12`2"	4pc Bathroom	Upper	5`0" x 8`10"
Laundry	Upper	5`11" x 5`7"	5pc Ensuite bath	Upper	8`3" x 7`10"
Bedroom - Primary	Upper	11`5" x 12`9"	Walk-In Closet	Upper	6`1" x 4`10"

Furnace/Utility Room

Basement

7`10" x 9`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

TBD

TBD

Remarks

Pub Rmks:

****Quick Possession ** Open House at Greystone showhome - 498 River Ave, Cochrane - Nov. 19th 11-3pm, Nov. 20th 1-3pm, Nov. 22nd 12-3pm, Nov. 23rd 12-3pm and Nov. 24th 12-6pm ** Welcome to the Hudson, a charming laned home boasting 1630 square feet of carefully designed living space. This beautiful residence, brought to you by Rohit Homes, greets you with a double paved parking pad in the back for convenience and accessibility. Step into the heart of the home, where the spacious kitchen steals the spotlight with its floor-to-ceiling cupboards and sleek quartz countertops, providing ample storage and a stylish cooking environment. The open concept layout, adorned with large triple-pane windows, fills the home with natural light and creates a welcoming atmosphere. The Hudson features three bedrooms, 2.5 baths, and an upstairs laundry room for added convenience. The master suite is a luxurious retreat with a 5-piece ensuite bathroom, offering a perfect blend of comfort and elegance. Designed by a local interior designer, the home showcases a thoughtful and aesthetically pleasing interior, making every corner a delight to the eye. The Hudson is not just a home; it's a lifestyle. The inclusion of a side entrance adds flexibility and potential for customization, allowing you to tailor the space to your unique needs. Whether you're entertaining guests in the open living spaces or enjoying a quiet evening in the master suite, this home caters to a variety of lifestyles. With Rohit Homes' commitment to quality craftsmanship and attention to detail, the Hudson promises a blend of functionality and aesthetics, creating a haven you'll be proud to call home. Photos are representative from a previous build.**

Inclusions:

Property Listed By:

None

eXp Realty

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



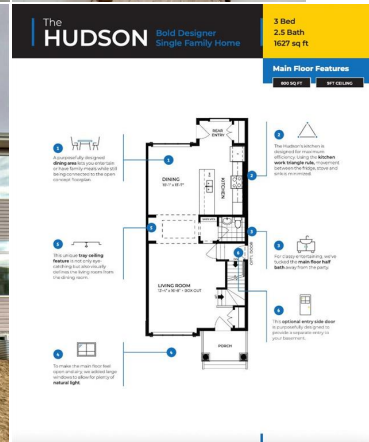








The **HUDSON** Bold Designer Single Family Home
 3 Bed
 2.5 Bath
 1627 sq ft
 Upper Floor Features
 837 sq ft



The **HUDSON** Bold Designer Single Family Home
 3 Bed
 2.5 Bath
 1627 sq ft
 Main Floor Features
 837 sq ft