



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**156 PARK Street #305, Cochrane T4C 2B8**

MLS® #: **A2164540**

Area: **Greystone**

Listing Date: **09/13/24**

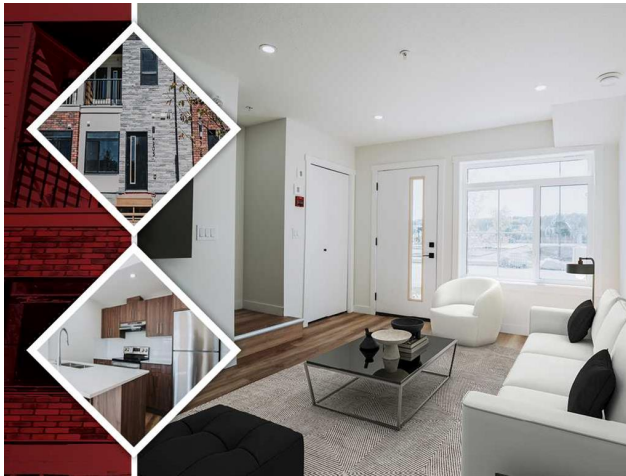
List Price: **\$419,900**

Status: **Active**

County: **Rocky View County**

Change: **-\$5k, 09-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Cochrane**  
Year Built: **2024**

Finished Floor Area

Abv Sqft: **881**  
Low Sqft:  
Ttl Sqft: **881**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**99**  
Layout  
Beds: **3 (3)**  
Baths: **1.5 (1 1)**  
Style: **2 Storey**

Access:

Lot Feat: **See Remarks**  
Park Feat: **Stall**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer**  
Int Feat: **No Animal Home, No Smoking Home, Quartz Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>3`3" x 5`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`8" x 10`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`4" x 12`9"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>5`0" x 7`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>6`10" x 11`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>6`10" x 7`8"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>9`9" x 10`11"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$256**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**TBD**

Legal Desc: **2411464**

Remarks

Pub Rmks: **Welcome to this stunning, move-in-ready Townhouse in the desirable town of Cochrane . This 3-bedroom, 2-bathroom unit offers 881 sq ft of functional, open-concept living space, perfect for first-time buyers, downsizers, or investors. The living area is bathed in natural light, thanks to large windows creating a bright, airy atmosphere. Enjoy a beautiful view from your private balcony, the perfect space to unwind or entertain. The modern kitchen is equipped with stainless steel appliances, ample cabinetry, and a spacious breakfast bar for casual dining. There are 3 bedrooms upstairs and the 4-piece bathroom is beautifully appointed. The upstairs laundry and storage add convenience to this well-designed layout. Located close to shops, restaurants, and other amenities , this unit offers the best of small-town charm with easy access to the city.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX First**

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

