



THE
A-TEAM

**RE/MAX
FIRST**

156 PARK Street #312, Cochrane T4C 2B8

MLS® #: **A2165543** Area: **Greystone** Listing Date: **09/13/24** List Price: **\$499,800**
 Status: **Active** County: **Rocky View County** Change: **-\$100, 08-Nov** Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,309**
 Low Sqft:
 Ttl Sqft: **1,309**

DOM

69
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Stacked Townhouse**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:

Lot Feat:
 Park Feat: **Other
Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Electric Range,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	3`4" x 15`2"	4pc Bathroom	Second	6`4" x 7`4"
Bedroom	Second	10`4" x 8`1"	Dining Room	Second	4`5" x 10`8"
Kitchen	Second	8`9" x 19`8"	Living Room	Second	9`8" x 11`7"
4pc Bathroom	Third	6`7" x 9`10"	Bedroom	Third	9`7" x 9`5"
Bedroom - Primary	Third	19`1" x 16`2"			

Legal/Tax/Financial

Condo Fee: **\$256** Title: **Fee Simple** Zoning: **TBD**
 Fee Freq:

Monthly

Legal Desc: **81110002**

Remarks

Pub Rmks: **Welcome to a home where contemporary elegance meets every day comfort, coupled with an opportunity for outdoor lifestyle living. This one a kind community is your chance to experience waterfront living with quick access to the Rocky Mountains. Stepping into the unit, you will find an open concept floorplan with 9' ceilings throughout all of the living areas, luxury wide plank flooring, and the ability to choose from designer selected colour schemes - Mocha and Caramel, to best suit your preferred style. Moving into the well designed kitchen, you will find quartz stone countertops with soft close drawers, upgraded stainless steel appliances, as well as an overhanging kitchen island for extra counter space. Continuing further into the unit, you will find 3 spacious bedrooms and 2 bathrooms with contemporary plumbing fixtures, stoned tiled flooring, and quartz countertops. You will also have a single attached garage with an additional parking pad for any additional parking. Sit back and relax with your sun filled waterfront views on your private deck and enjoy your evenings walking through the garden pathways and parks nearby. Being in prime location, the community will be surrounded by various large retailers including one of Canada's flagship Co-op grocery store locations. The Spray Lakes Sports Centre is just minutes away and the accessibility to the Rocky Mountains provides you with a great opportunity for your outdoor adventures. Don't miss out on your chance to be a part of Cochrane's fast paced growth!**

Inclusions: **N/A**
Property Listed By: **PropZap Realty**

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







