



THE
A-TEAM

**RE/MAX
FIRST**

156 PARK Street #308, Cochrane T4C 3H3

MLS® #: **A2165684** Area: **Greystone** Listing Date: **09/13/24** List Price: **\$399,800**
 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: **894**
 Low Sqft:
 Ttl Sqft: **894**

DOM

70
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **Stacked Townhouse**

Lot Information
 Lot Sz Ar:
 Lot Shape:

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

Access:
 Lot Feat: **Other**
 Park Feat: **Stall, Titled**

Utilities and Features

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

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

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

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	3`2" x 5`7"
Kitchen	Main	9`8" x 9`10"
4pc Bathroom	Upper	5`0" x 7`4"
Bedroom	Upper	6`9" x 11`10"

Room	Level	Dimensions
Dining Room	Main	9`8" x 5`9"
Living Room	Main	10`10" x 7`7"
Bedroom	Upper	6`9" x 7`8"
Bedroom - Primary	Upper	9`8" x 10`11"

Legal/Tax/Financial

Condo Fee: **\$204**
 Title: **Fee Simple**
 Fee Freq: **Monthly**

Zoning: **TBD**

Legal Desc:

81110002

Remarks

Pub Rmks:

****OPEN HOUSE: NOVEMBER 23 2024 SATURDAY 12PM - 3PM & NOVEMBER 24 2024 SUNDAY 12PM - 3PM *Discover the perfect blend of style and comfort in this brand-new row townhouse located at 156 Park Street #308, Cochrane, AB. This modern 3-bedroom, 1.5-bathroom home offers a contemporary lifestyle with thoughtfully designed spaces. Step into the open-concept main floor, where natural light flows effortlessly throughout the living area, creating a welcoming atmosphere. The stylish kitchen features premium finishes, ample cabinetry, and an efficient layout, making it a joy for both cooking and entertaining. The dining area flows seamlessly into the cozy living room, perfect for relaxation or hosting guests. Upstairs, you'll find three generously sized bedrooms with large windows, ensuring a bright and airy feel. The primary bedroom boasts a spacious walk-in closet, providing plenty of storage. The main bathroom features elegant fixtures and a modern design, completing the upper level. Additional highlights include a convenient half-bath on the main floor, in-suite laundry, and energy-efficient construction, ensuring comfort and sustainability. This property also comes with a titled parking and easy access to nearby parks, schools, and shopping, making it an ideal choice for those seeking a balance of convenience and tranquility in the heart of Cochrane. Don't miss your chance to own this stunning new home!**

Inclusions:

All appliances listed in the appliance section

Property Listed By:

PropZap Realty

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





