



THE
A-TEAM

**RE/MAX
FIRST**

156 PARK Street #903, Cochrane T4C 3H3

MLS®#: **A2165781** Area: **Greystone** Listing Date: **09/13/24** List Price: **\$324,900**
 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**

Finished Floor Area
 Abv Sqft: **495**
 Low Sqft:
 Ttl Sqft: **495**

DOM

68
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **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**
 Sewer:
 Ext Feat: **None**

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`9" x 11`6"	Living Room	Main	10`6" x 8`1"
4pc Bathroom	Main	5`2" x 7`6"	Bedroom - Primary	Main	9`10" x 10`7"

Legal/Tax/Financial

Condo Fee: **\$126** Title: **Fee Simple** Zoning: **TBD**
 Fee Freq: **Monthly**
 Legal Desc: **81110002**

Pub Rmks: **Welcome to your future home, where contemporary design meets everyday comfort, offering a perfect opportunity for outdoor lifestyle living. This pre-construction home in a one-of-a-kind community presents a rare chance to enjoy waterfront living, with the Rocky Mountains just a short drive away. The Oasis floor plan features an open-concept design with 9' ceilings and luxury wide plank flooring. Choose from two designer-selected color schemes—Mocha or Caramel—to create a space that reflects your unique style. The well-appointed kitchen will include quartz stone countertops, soft-close drawers, upgraded stainless steel appliances, and a kitchen island with an overhang for extra workspace. This thoughtfully designed 1-bedroom, 1-bath home will feature modern fixtures, stone-tiled flooring, and quartz countertops in the bathroom. Relax on your private deck, taking in serene waterfront views, or explore the nearby garden pathways and parks. Set in a prime location, this community will be surrounded by major retailers, including a flagship Co-op grocery store. With the Spray Lakes Sports Centre just minutes away and easy access to the Rockies, this is the perfect base for both tranquility and adventure. Be part of Cochrane's exciting growth and make this new home your own!**

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

