



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**56 SHALE Avenue, Cochrane T4C 3G6**

MLS®#: **A2166695**

Area: **Greystone**

Listing Date: **09/17/24**

List Price: **\$554,900**

Status: **Pending**

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: **3,444 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,454**  
Low Sqft:  
Ttl Sqft: **1,454**

DOM

**65**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Lane, City Lot, Interior Lot, Rectangular Lot**  
Park Feat: **Alley Access, Parking Pad, Rear Drive, RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer: **Public Sewer**  
Ext Feat: **Lighting, Other, Private Yard, Rain Gutters, Storage**

Construction: **Composite Siding, Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Ceramic Tile, Hardwood**  
Water Source: **Public**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Electric Water Heater, Humidifier, Microwave Hood Fan, Refrigerator**  
Int Feat: **Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Wired for Data**

Utilities: Cable Connected,Electricity Connected,Natural Gas Connected,Garbage Collection,Phone Connected,Sewer Connected,Underground Utilities,Water Connected

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	14`0" x 12`8"	Kitchen	Main	12`0" x 9`6"
Breakfast Nook	Main	11`1" x 10`10"	Bedroom - Primary	Upper	12`10" x 12`8"
Bedroom	Upper	10`8" x 9`10"	Bedroom	Upper	9`8" x 10`11"
4pc Ensuite bath	Second		4pc Bathroom	Second	
2pc Bathroom	Main				

Legal/Tax/Financial

Title: Fee Simple  
Legal Desc: 2311741

Zoning: RMX

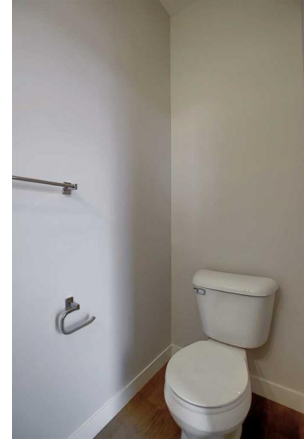
Remarks

Pub Rmks: NOV. 28, 2024 POSSESSION DATE - CONFIRMED BY THE BUILDER 11/28/2024. BRAND NEW HOME by Douglas Homes, Master Builder in central Greystone, short walking distance to parks, the Bow River, major shopping & interconnected pathway system. Featuring the Victoria with separate side entry on an R-MX zoned home site for POTENTIAL, future, lower level suite. NOTE: a secondary suite would be subject to approval and permitting by the city/municipality. This gorgeous 3 bedroom, 2 & 1/2 half bath home offers over 1400 sq ft of living space. This home is located on a Shale Avenue which provides easy, close access a Kids Play Park, the Bow River & the interconnective pathway system perfect for those looking for a outdoor lifestyle. Loads of upgraded, DESIGNER features in this beautiful, open floor plan. The main floor greets you with a grand, glazed 8' front door & side lite, soaring 9' ceilings, oversized windows & 8' 0" passage doors. Distinctive Engineered Hardwood floors flow through the Foyer, Hall, Great Room, Kitchen & Nook adding a feeling of warmth & style. The Kitchen is completed with an oversized entertainment island (8'6" single level island) & breakfast bar, over height closet pantry, Quartz Countertops, 42" Cabinet Uppers accented by closed-in, painted bulkhead above, Bank of Pots & Pans Drawers, soft close doors & drawers throughout, new stainless appliance package including Fridge, Microwave/Hood Fan combo over the stove , self clean, smooth top electric Range, & built-in Dishwasher. The main floor is completed with open Great Room & Nook finished with over height windows, full French rear entry door & closet, and 1/2 bath. Great Room is complimented by a Napoleon "Entice" fireplace. The "U" shaped stairway to the second floor is accented with metal spindle railing & includes an open to the second floor feature creating a feeling of spaciousness. Upstairs you'll find a well sized Primary Bedroom with 4 piece Ensuite includes two separate Quartz vanities with undermounted sinks & drawer, oversized 5'0" x 3'0" shower & ceramic tile flooring. There is also a nice sized walk-in closet accessed through the Ensuite. The 2nd floor is completed with two additional good sized bedrooms with roomy double door closets. The 2nd & 3rd bedrooms have easy access to the main the bath with Quartz countertop, undermounted sink with drawer, combination tub/shower & tile flooring. You will love the convenience of the 2nd Floor Laundry complete with ceramic floor tile. This is a very popular plan, great for young families, investors or the down sizing crowd. Spacious, Beautiful and Elegant! The perfect place for your perfect home with the Perfect Fit. Call today! Photos are from prior build & are reflective of fit, finish & included features. Note: Front elevation of home & interior photos are for illustration purposes only. Actual elevation style, interior colors/finishes, & upgrades may be different than shown & the Seller is under no obligation to provide them as such.

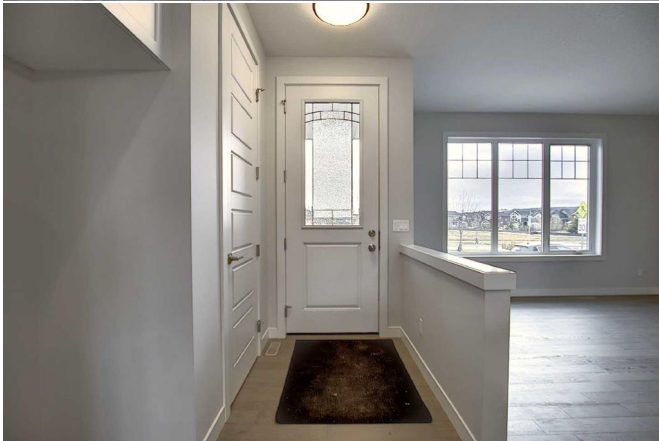
Inclusions: NA  
Property Listed By: Greater Calgary Real Estate

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











**VICTORIA**  
56 Shale Avenue • Graystone, Cochrane

1,595 sq ft • 3 bedrooms • 2.5 bathrooms • 22

**FEATURES**

- ✓ Basement Side Entry
- ✓ Rear Parking Pad
- ✓ 9' Main Floor Ceiling
- ✓ Quartz Countertops
- ✓ Electric Fireplace
- ✓ Eng. Hardwood Main Floor
- ✓ Upper Floor Laundry
- ✓ Tile in Bath/Laundry
- ✓ Built-In Desk to Nook
- ✓ Double Vanities to Ensuite

NOOK 11' x 8' 11" (NOOK)  
GREAT ROOM 18' 0" x 12' 0"  
BEDROOM #1 12' 0" x 11' 0" (BED)  
BEDROOM #2 9' 10" x 10' 0" (BED)  
BEDROOM #3 10' 0" x 10' 0" (BED)  
PRIMARY BEDROOM 12' 0" x 12' 0" (BED)  
B.A.T. (BATH)  
CLOSET