



THE
A-TEAM

**RE/MAX
FIRST**

201 VANTAGE Drive, Cochrane T4C2C1

MLS®#: **A2174741** Area: **Greystone** Listing Date: **10/23/24** List Price: **\$541,205**
 Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Cochrane**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,414 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,485**
 Low Sqft:
 Ttl Sqft: **1,485**

DOM

41
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Electric,Heat Pump**
 Sewer:
 Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Range,Refrigerator,Stove(s),Washer**
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,Open Floorplan,Recessed Lighting,See Remarks,Stone Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`7" x 14`7"
2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"
Living Room	Main	11`6" x 13`8"

Room	Level	Dimensions
Dining Room	Main	11`0" x 11`5"
Bedroom - Primary	Upper	12`4" x 9`11"
Bedroom	Upper	9`0" x 9`6"
Bedroom	Upper	9`0" x 9`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311342

Zoning:
R-MD

Remarks

Pub Rmks: **Discover modern living at ZEN Greystone in Cochrane with this 3-bed, 2.5-bath ZEN Greystone townhome. The open layout integrates the kitchen, dining, and living areas seamlessly. The kitchen features stainless steel appliances and a spacious island with quartz countertops. Upstairs, find a master bedroom with an ensuite bathroom and walk-in closet, plus two additional bedrooms. Superior insulation surpassing building code by 40% makes ZEN homes much quieter, more durable and warmer than traditionally built homes. Optional basement development is available. Outside, enjoy the fenced backyard and detached double garage with a full driveway for ample parking. The home also includes a Fresh Air System (HRV) for improved indoor air quality and energy-efficient features like double-coated, triple-pane windows and extra insulation. Experience comfort and convenience in this ZEN townhome at Greystone in Cochane. Photo representative.**

Inclusions: **N/A**
Property Listed By: **Bode Platform Inc.**

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







