



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2176670**

Area: **Greystone**

Listing **12/10/24**

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

Status: **Active**

County: **Rocky View County**

Change: **-\$22k, 20-Dec**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,517 sqft**  
Lot Shape:

Access:

Lot Feat: **Other**  
Park Feat: **Parking Pad**

Finished Floor Area

Abv Sqft: **1,630**  
Low Sqft:  
Ttl Sqft: **1,630**

DOM

**11**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **Stucco,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Dryer,Microwave,Stove(s),Washer**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Covered Porch</b>	<b>Main</b>	<b>8`0" x 6`0"</b>	<b>Entrance</b>	<b>Main</b>	<b>4`0" x 4`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`5" x 17`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`2" x 4`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 13`4"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`7" x 13`5"</b>
<b>Mud Room</b>	<b>Main</b>	<b>6`6" x 5`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`6" x 10`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`0" x 12`2"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`0" x 8`10"</b>
<b>Laundry</b>	<b>Upper</b>	<b>5`11" x 5`7"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>8`3" x 7`10"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`5" x 12`9"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>6`1" x 4`10"</b>

Furnace/Utility Room

Basement

7'10" x 9'0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

TBD

TBD

Remarks

Pub Rmks:

**\*\* Open House at Greystone showhome - 498 River Ave, Cochrane - Thurs. Dec 19th 4-6pm, Fri. Dec 20th 12-2pm, Sat. Dec 21st 11:30-2:30pm. Sun. Dec 22 1-4pm \*\***  
**Welcome to the Hudson, a charming laned home boasting 1630 square feet of carefully designed living space. This beautiful residence, brought to you by Rohit Homes, greets you with a double paved parking pad in the back for convenience and accessibility. Step into the heart of the home, where the spacious kitchen steals the spotlight with its floor-to-ceiling cupboards and sleek quartz countertops, providing ample storage and a stylish cooking environment. The open concept layout, adorned with large triple-pane windows, fills the home with natural light and creates a welcoming atmosphere. The Hudson features three bedrooms, 2.5 baths, and an upstairs laundry room for added convenience. The master suite is a luxurious retreat with a 5-piece ensuite bathroom, offering a perfect blend of comfort and elegance. Designed by a local interior designer, the home showcases a thoughtful and aesthetically pleasing interior, making every corner a delight to the eye. The Hudson is not just a home; it's a lifestyle. The inclusion of a side entrance adds flexibility and potential for customization, allowing you to tailor the space to your unique needs. Whether you're entertaining guests in the open living spaces or enjoying a quiet evening in the master suite, this home caters to a variety of lifestyles. With Rohit Homes' commitment to quality craftsmanship and attention to detail, the Hudson promises a blend of functionality and aesthetics, creating a haven you'll be proud to call home. Photos are representative from a previous build.**

Inclusions:

Property Listed By:

None

eXp Realty

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





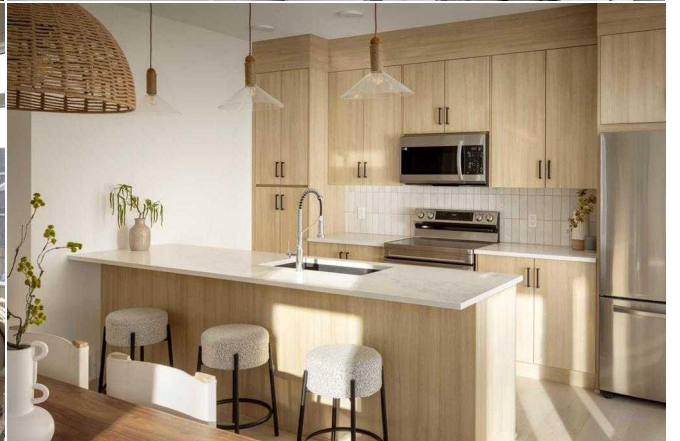
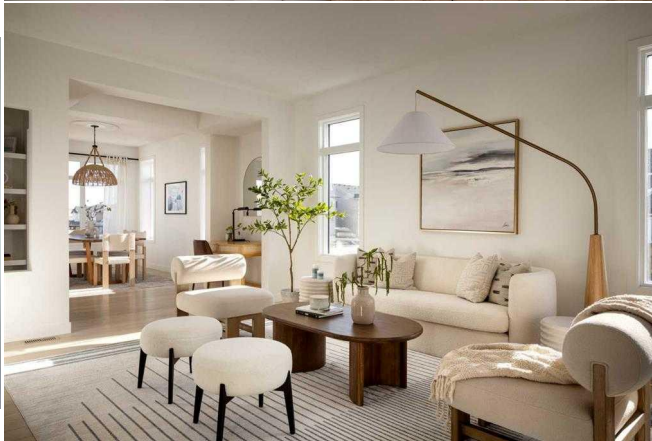
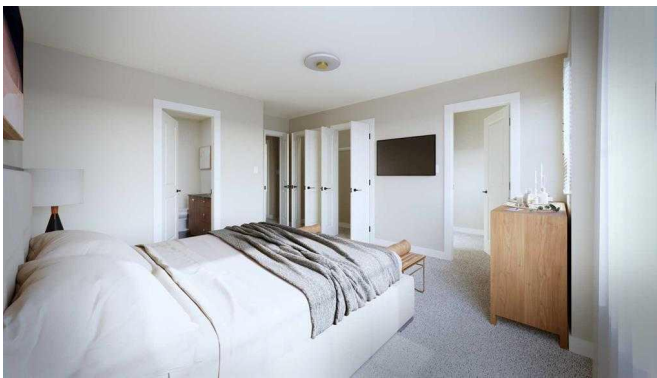


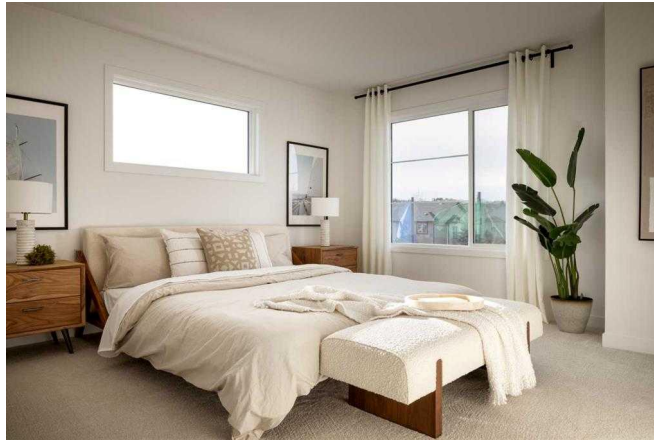
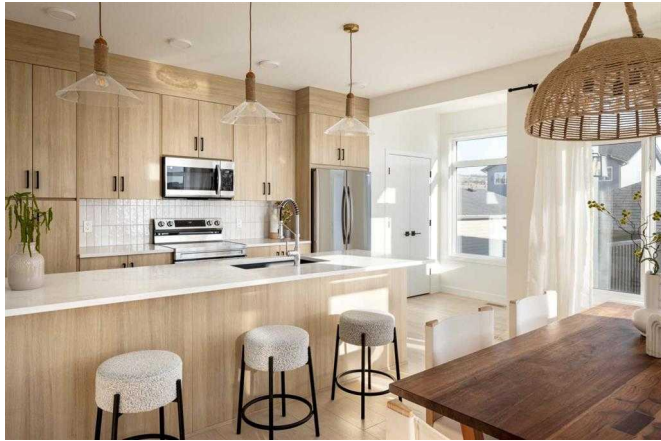












**The HUDSON** Bold Designer Single Family Home

**3 Bed**  
**2.5 Bath**  
**1627 sq ft**

**Main Floor Features**

- 1. An open-plan living dining area with a kitchen island and a breakfast bar. The kitchen features a large island with a wooden top and a built-in bench. The living area has a fireplace and a large window.
- 2. The main floor includes a living room with a fireplace, a dining room, and a kitchen with a large island and a breakfast bar.
- 3. The kitchen features a large island with a wooden top and a built-in bench. The island is perfect for casual dining or as a breakfast bar.
- 4. The living room has a fireplace and a large window. The dining room is open to the kitchen.
- 5. The optional entry side door provides an alternative entry point to the home.
- 6. To make the most of the lot, the main floor includes a large deck and a patio area for outdoor living.

**The HUDSON** Bold Designer Single Family Home

**3 Bed**  
**2.5 Bath**  
**1627 sq ft**

**Upper Floor Features**

- 1. The Hudson features a primary bedroom with a walk-in closet and a private bathroom. The primary bedroom is a great space for a master suite.
- 2. The large second bedroom is perfect for a child's room or a guest room. It has a large window and a built-in desk.
- 3. The third bedroom is a great space for a child's room or a guest room. It has a large window and a built-in desk.
- 4. The primary bedroom has a walk-in closet and a private bathroom. The primary bedroom is a great space for a master suite.

