



THE
A-TEAM

**RE/MAX
FIRST**

57 SHALE Avenue, Cochrane T4C3G6

MLS®#: **A2176671**

Area: **Greystone**

Listing **11/04/24**

List Price: **\$579,900**

Status: **Active**

County: **Rocky View County**

Date: **Change: -\$20k, 06-Nov**

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:

Finished Floor Area

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

DOM

18
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:

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

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt,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
Covered Porch	Main	8`0" x 6`0"	Living Room	Main	11`5" x 17`0"
Dining Room	Main	10`0" x 13`4"	Mud Room	Main	6`6" x 5`0"
Bedroom	Upper	9`0" x 12`2"	5pc Ensuite bath	Upper	8`3" x 7`10"
Walk-In Closet	Upper	6`1" x 4`10"	4pc Bathroom	Upper	0`0" x 0`0"
Entrance	Main	4`0" x 4`2"	2pc Bathroom	Main	5`2" x 4`10"
Kitchen	Main	8`7" x 13`5"	Bedroom	Upper	9`6" x 10`4"
Laundry	Upper	5`0" x 8`10"	Bedroom - Primary	Upper	11`5" x 12`9"

Furnace/Utility Room

Basement

7' 10" x 9' 0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-MD

TBD

Remarks

Pub Rmks: **Quick Possession Home ** Open House at Greystone showhome - 498 River Ave, Cochrane - Nov. 19th 11-3pm, Nov. 20th 1-3pm, Nov. 22nd 12-3pm, Nov. 23rd 12-3pm and Nov. 24th 12-6pm ** 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: **Other
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

803 SQ FT 817 SQ FT

- 1. The kitchen is designed with a large island and open shelving for a modern look.
- 2. The living room features a fireplace and a large window for natural light.
- 3. The dining area is open to the kitchen, creating a social space.
- 4. The kitchen island includes a sink and a breakfast bar.
- 5. The living room has a fireplace and a large window.
- 6. The kitchen is designed with a large island and open shelving.
- 7. The living room features a fireplace and a large window.
- 8. The dining area is open to the kitchen.
- 9. The kitchen island includes a sink and a breakfast bar.
- 10. The living room has a fireplace and a large window.

The HUDSON Bold Designer Single Family Home

3 Bed
2.5 Bath
1627 sq ft

Upper Floor Features

807 SQ FT

- 1. The primary suite includes a walk-in closet and a private bathroom.
- 2. The bedroom features a large window and a closet.
- 3. The bedroom has a large window and a closet.
- 4. The primary suite includes a walk-in closet and a private bathroom.
- 5. The bedroom features a large window and a closet.
- 6. The bedroom has a large window and a closet.



