



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**143 MILL Road, Cochrane T4C 3G7**

MLS®#: **A2177313**

Area: **Greystone**

Listing Date: **11/05/24**

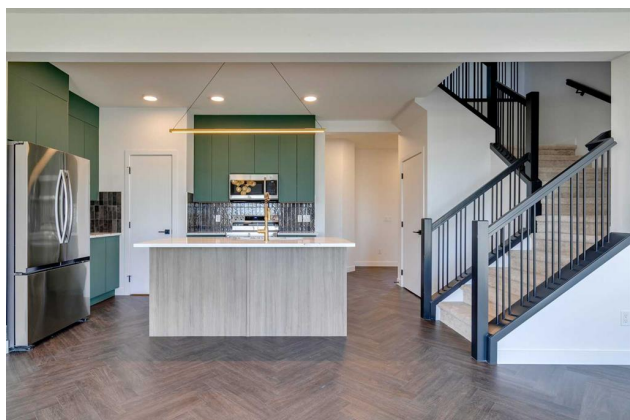
List Price: **\$589,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Cochrane**

Abv Sqft:

**1,722**

Year Built:

**2024**

Low Sqft:

Ttl Sqft:

**1,722**

Lot Information

Lot Sz Ar:

**1 sqft**

Lot Shape:

DOM

**15**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

**Other**

Lot Feat:

**Double Garage Attached**

Park Feat:

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Stucco,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**

Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`9" x 11`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 9`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 11`9"</b>	<b>Entrance</b>	<b>Main</b>	<b>8`5" x 6`8"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`11" x 2`11"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>9`5" x 9`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`9" x 12`3"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>6`5" x 6`5"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>9`9" x 5`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`9" x 9`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 9`8"</b>	<b>Laundry</b>	<b>Upper</b>	<b>6`5" x 5`6"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`0" x 5`0"</b>			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-MX**

**TBD**

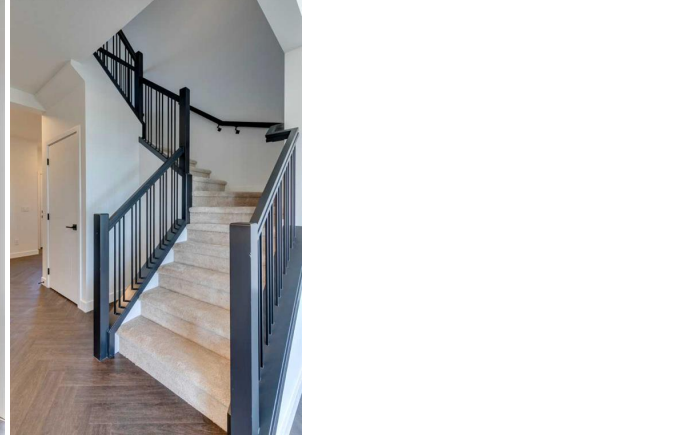
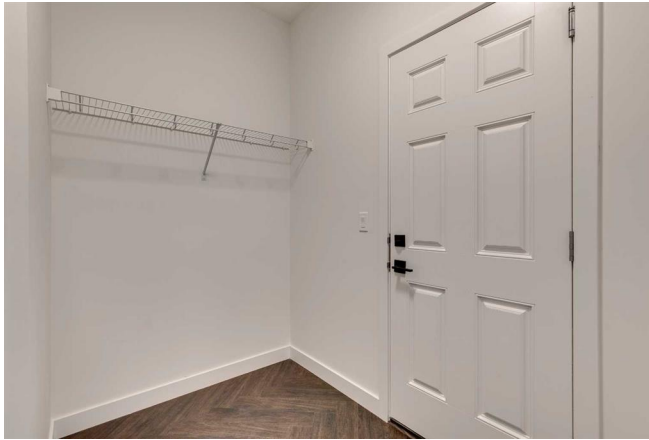
Remarks

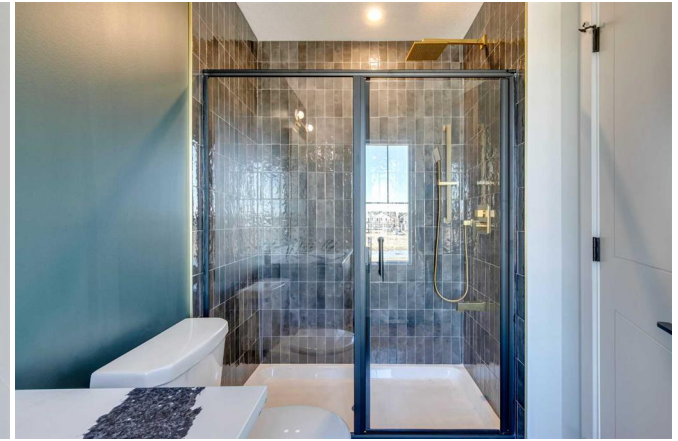
Pub Rmks: **\*\* Open House at Greystone showhome - 498 River Ave, Cochrane - Nov. 19th 11-3pm, Nov. 20th 1-3pm, Nov. 22nd 12-3pm, Nov. 23rd 12-3pm and Nov. 24th 12-6pm**  
**\*\* Welcome to the pinnacle of contemporary living in the Dallas Model, a 1726 sqft haven with 3 bedrooms and 2.5 baths. The open-concept main floor bathes in natural light, featuring 9-foot ceilings and expansive triple-pane windows that illuminate the gourmet kitchen's sleek quartz countertops. Convenience meets style with a walkthrough pantry, and the double attached garage ensures direct access to this modern retreat. Beyond its aesthetic charm, the Dallas Model offers a side entrance for potential separate living spaces or private access, making it the perfect home that seamlessly combines luxury with functionality. Welcome to the Dallas Model—where thoughtful design creates a truly exceptional place to call home.**

Inclusions: **None**  
Property Listed By: **eXp Realty**

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





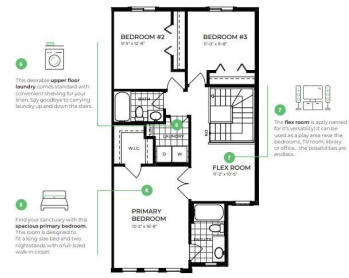


**The DALLAS** Bold Designer Duplex

**3 Bed**  
**2.5 Bath**  
**1726 sq ft**

**Upper Floor Features**

879 sq ft



**The DALLAS** Bold Designer Duplex

**3 Bed**  
**2.5 Bath**  
**1726 sq ft**

**Main Floor Features**

847 sq ft



