



THE
A-TEAM

**RE/MAX
FIRST**

163 MILL Road, Cochrane T4C 3G7

MLS®#: **A2177864**

Area: **Greystone**

Listing Date: **11/08/24**

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

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:

1,506

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,506

Lot Information

Lot Sz Ar:

1 sqft

Lot Shape:

DOM

13

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate

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
Bedroom	Upper	8`5" x 10`8"	Bedroom	Upper	8`4" x 10`11"
Living Room	Main	13`0" x 18`7"	Bedroom - Primary	Upper	12`0" x 11`9"
Bonus Room	Upper	8`1" x 8`0"	Dining Room	Main	8`6" x 15`10"
2pc Bathroom	Main		4pc Ensuite bath	Upper	
4pc Bathroom	Upper				

Legal/Tax/Financial

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** PRICE REDUCTION ** Discover the perfect blend of comfort and style in this charming duplex home nestled in the heart of Greystone, Cochrane. Boasting 3 bedrooms and 2.5 baths, this residence offers spacious living with luxury vinyl plank flooring and sleek quartz countertops throughout. Bask in natural light streaming through large windows in both the front and back of the home, illuminating the modern interior. Comes with a separate side entrance to the basement. Step outside to fully landscaped front and backyard retreats, ideal for outdoor gatherings or tranquil relaxation. Enjoy culinary adventures in the gourmet kitchen equipped with a stainless steel appliance package. Situated close to the Bow River, walking paths, and Spray Lakes Recreation Center, experience the best of nature and recreation at your doorstep. Embrace then essence of contemporary living in this Greystone gem. Photos are representative from a previous build and may be different interior colours.**

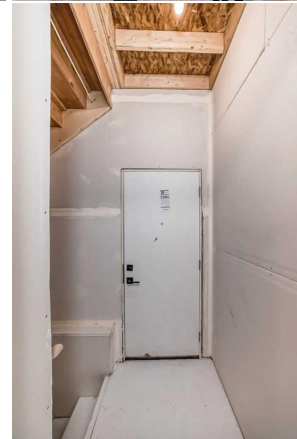
Inclusions:
Property Listed By: **none**
eXp Realty

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











The TALO Bold Designer Duplex

3 Bed
2.5 Bath
1006 sq. ft.

Main Floor Features

- 1. The main living area is a large open space with a fireplace, providing a warm and inviting atmosphere.
- 2. The kitchen is a chef's dream with a granite countertop, stainless steel appliances, and a walk-in pantry.
- 3. The dining area is perfect for family meals or entertaining guests.
- 4. The living room features a large fireplace and a comfortable sofa.
- 5. The flex room is a versatile space that can be used as a home office, playroom, or storage area.

Rohit
HOMES | Build Close Partner

The TALO Bold Designer Duplex

3 Bed
2.5 Bath
1006 sq. ft.

Upper Floor Features

- 1. The primary suite is a luxurious space with a large walk-in closet and a private bathroom.
- 2. The three bedrooms are spacious and bright, each with its own closet.
- 3. The flex room is a versatile space that can be used as a home office, playroom, or storage area.
- 4. The bathroom is a full bath with a tub and separate shower.
- 5. The laundry room is a convenient space for doing laundry.

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