



THE
A-TEAM

**RE/MAX
FIRST**

175 MILL Road, Cochrane T4C 3G7

MLS®#: **A2182394**

Area: **Greystone**

Listing Date: **12/09/24**

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

Status: **Pending**

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:

1,731

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,731

Lot Information

Lot Sz Ar:

1 sqft

Lot Shape:

DOM

44

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

4

Access:

Lot Feat:

Back Lane

Park Feat:

Double Garage Attached

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	22`2" x 27`4"
Mud Room	Main	23`3" x 23`3"
Kitchen	Main	50`4" x 32`0"
Living Room	Main	36`1" x 44`10"
Bonus Room	Upper	34`2" x 30`7"
Walk-In Closet	Upper	21`1" x 21`4"
Bedroom	Upper	31`5" x 36`1"
4pc Bathroom	Upper	26`10" x 16`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	23`0" x 9`7"
Pantry	Main	15`10" x 13`11"
Dining Room	Main	39`4" x 38`0"
Other	Main	12`0" x 10`5"
Bedroom - Primary	Upper	54`8" x 40`5"
3pc Ensuite bath	Upper	31`9" x 17`9"
Bedroom	Upper	41`10" x 30`11"
Laundry	Upper	24`4" x 17`9"

Title:
Fee Simple
Legal Desc:

Zoning:
R-MX

TBD

Remarks

Pub Rmks: **** Open House at Greystone showhome - 498 River Ave, Cochrane -Jan. 23rd 3:30-5:30, Jan. 24th 1-5:30pm, Jan. 25th 12-5pm, Jan. 26th 12-5pm, Jan. 27th 1-3pm and Jan. 28th 1-3pm ** 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. Welcome to the Dallas Model—where thoughtful design creates a truly exceptional place to call home.**

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

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





