



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**80 VANTAGE Drive, Cochrane T4C 3C1**

MLS®#: **A2183404**      Area: **Greystone**      Listing Date: **12/17/24**      List Price: **\$875,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **3,936 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,273**  
 Low Sqft:  
 Ttl Sqft: **2,273**

DOM

**4**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Backs on to Park/Green Space,Creek/River/Stream/Pond,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Shingle**  
 Heating: **Fireplace(s),Forced Air**  
 Sewer:  
 Ext Feat: **BBQ gas line**

Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Gas Cooktop,Microwave,Range Hood**  
 Int Feat: **Built-in Features,Double Vanity,High Ceilings,Pantry,Quartz Counters,Tray Ceiling(s),Walk-In Closet(s),Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`1" x 13`0"	Family Room	Main	14`1" x 12`0"
Kitchen	Main	15`4" x 11`2"	Flex Space	Main	10`0" x 9`5"
Pantry	Main		2pc Bathroom	Main	
Mud Room	Main		Bedroom - Primary	Upper	14`7" x 14`4"
5pc Ensuite bath	Upper	8`6" x 10`4"	Bedroom	Upper	11`11" x 10`7"
Bedroom	Upper	11`0" x 10`7"	Laundry	Upper	
4pc Bathroom	Upper	0`0" x 0`0"	Bonus Room	Upper	13`2" x 14`6"

Family Room  
Bedroom  
4pc Bathroom

Basement  
Basement  
Basement

24`5" x 13`5"  
10`0" x 7`7"

Bedroom  
Furnace/Utility Room

Basement  
Basement

11`6" x 9`9"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
CR-2

2311342

Remarks

Pub Rmks:

Experience luxury and versatility in this stunning new build in Greystone. With 3 bedrooms and 2.5 bedrooms upstairs and an additional 2 bedrooms and a bathroom in the finished basement this home is designed for modern living. The main floor impresses with an OPEN-TO-ABOVE FOYER, 9' CEILINGS and 8' DOORS. The chef's kitchen features a BUILT-IN WALL OVEN and MICROWAVE, 30" gas cooktop, 36" fridge-freezer, dishwasher, CUSTOM CABINETS and QUARTZ COUNTERTOPS. A WALK-THROUGH PANTRY with MDF SHELVING leads to a MUDROOM with BUILT-IN BENCH and HOOKS. The family area includes a BUILT-IN ELECTRIC FIREPLACE, while the flex room, finished with DOUBLE BARN DOORS, adds functionality. Step through the SLIDING PATIO DOOR to an over 100 sq. ft. deck, complete with a GAS BBQ ROUGH-IN, perfect for outdoor entertaining. Upstairs, the master suite and bonus room both feature TRAY CEILINGS, adding elegance to these spaces. The master suite includes a WALK-IN CLOSET with MDF SHELVING and an ENSUITE with a DOUBLE VANITY, TILED SHOWER with a GLASS DOOR and TILE SURROUND. Two additional bedrooms, a 4pc bathroom, a laundry room with a STAINLESS STEEL SINK and cabinetry, and a cozy bonus room provide ample space for your family. Plush carpeting enhances the comfort of the bedrooms and common areas. The FULLY DEVELOPED BASEMENT offers 9' CEILINGS, a SIDE ENTRANCE, two large bedrooms, a full bathroom, and a family room with a WET BAR with base cabinetry—ideal for guests or additional living space. Located in the desirable community of Greystone, this home combines luxury, functionality, and thoughtful design. Make it yours today!

Inclusions:  
Property Listed By:

All Lighting Fixtures Attached, MDF Shelving in Pantry & Walk-In Closet  
eXp Realty

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



