



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

36
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,No Neighbours Behind**
 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,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions
Dining Room	Main	11`1" x 13`0"
Kitchen	Main	15`4" x 11`2"
Pantry	Main	
Mud Room	Main	
5pc Ensuite bath	Upper	8`6" x 10`4"
Bedroom	Upper	11`0" x 10`7"
Bonus Room	Upper	13`2" x 14`6"

Room	Level	Dimensions
Family Room	Main	14`1" x 12`0"
Flex Space	Main	10`0" x 9`5"
2pc Bathroom	Main	
Bedroom - Primary	Upper	14`7" x 14`4"
Bedroom	Upper	11`11" x 10`7"
Laundry	Upper	
Family Room	Basement	24`5" x 13`5"

Bedroom
Furnace/Utility Room
4pc Bathroom

Basement
Basement
Upper

10`0" x 10`0"

Bedroom
4pc Bathroom

Basement
Basement

9`2" x 10`0"

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, close to ALL AMENITIES, GOLF COURSE, WALKING PATHS, FISHING, BASEBALL DIAMONDS & SPRAY LAKES FAMILY REC CENTRE. This NO NEIGHBOURS BEHIND HOME, offers, 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, microwave, GAS COOKTOP, 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 FIREPLACE, while the flex room, finished with DOUBLE BARN DOORS, adds functionality. Step through the SLIDING PATIO DOOR to an nice 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 WASK and CABINETRY. The upstairs also offers 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: All Lighting Fixtures Attached, MDF Shelving in Pantry & Walk-In Closet
Property Listed By: eXp Realty

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





Modern living, elevated



Dimensions are illustrative for marketing purposes. Please refer to the official contract & floor plans. Representative for more information.

