



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**156 PARK Street #305, Cochrane T4C 2B8**

MLS® #: **A2188185**

Area: **Greystone**

Listing Date: **01/16/25**

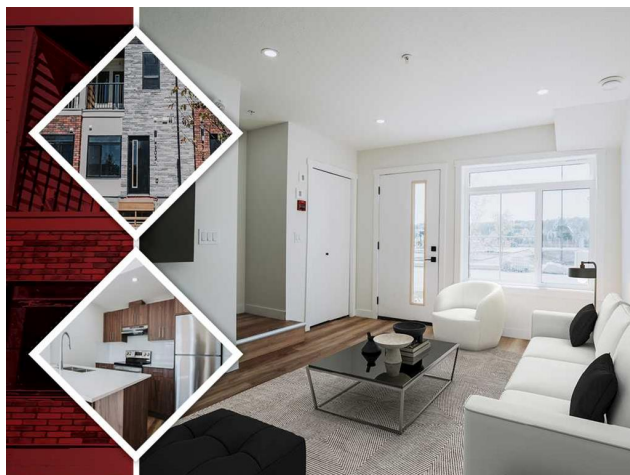
List Price: **\$380,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Cochrane**  
Year Built: **2024**

Finished Floor Area  
Abv Sqft: **881**  
Low Sqft:  
Ttl Sqft: **881**

DOM

**6**  
Layout  
Beds: **2 (2 )**  
Baths: **1.5 (1 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **See Remarks**  
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer**  
Int Feat: **No Animal Home,No Smoking Home,Quartz Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>3`3" x 5`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`8" x 10`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`4" x 12`9"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>5`0" x 7`5"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>9`9" x 10`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>6`10" x 7`8"</b>
<b>Den</b>	<b>Second</b>	<b>6`10" x 11`11"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$256**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**TBD**

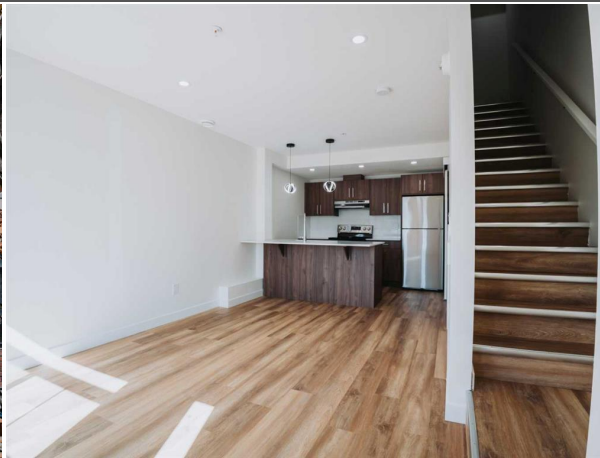
Legal Desc: **2411464**

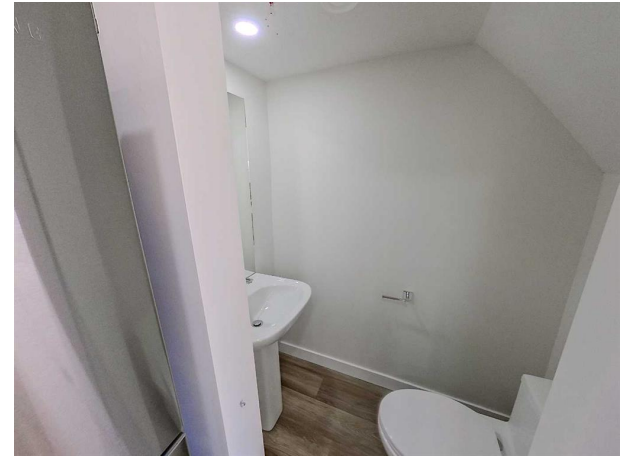
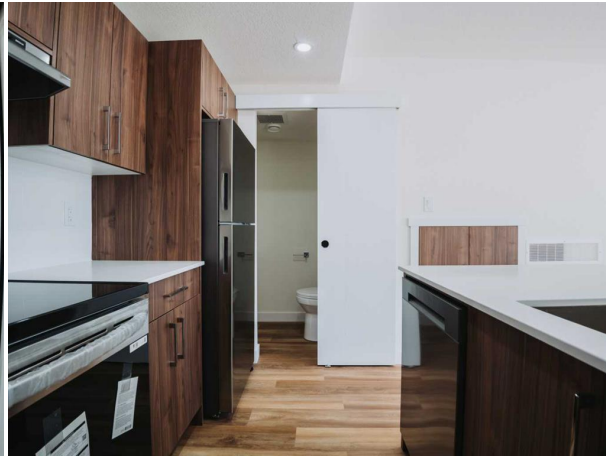
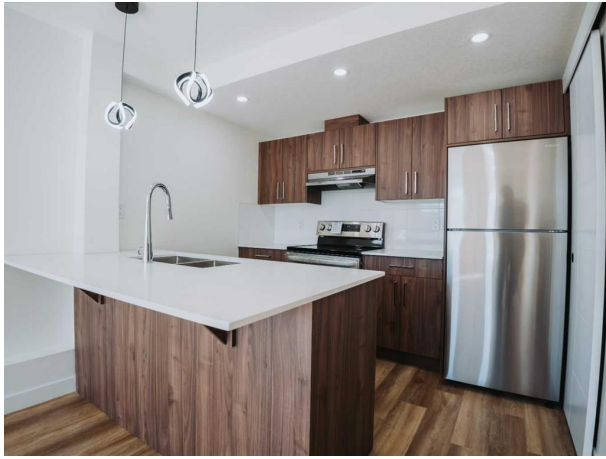
Remarks

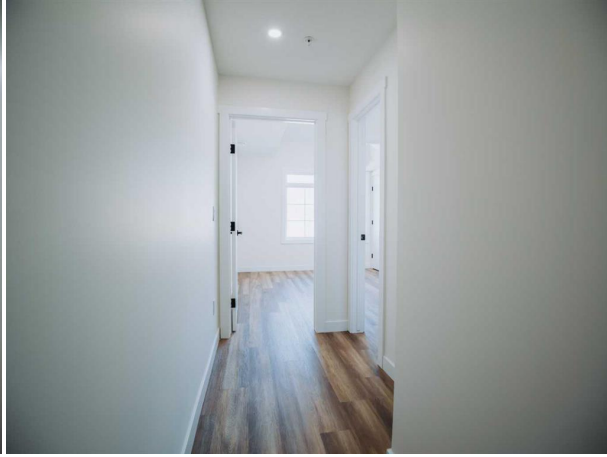
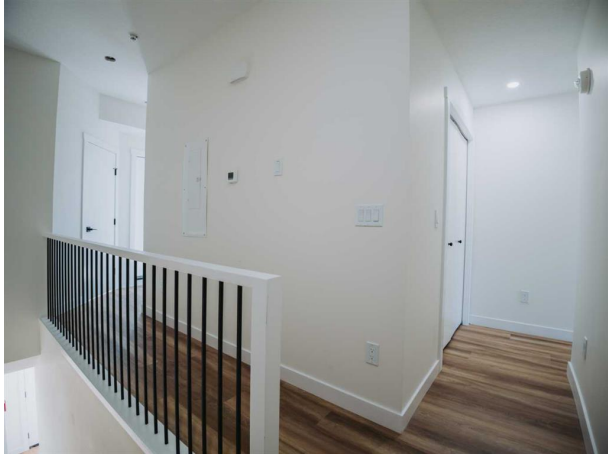
Pub Rmks: **MODERN 2 BEDS + DEN TOWNHOUSE IN CHARMING COCHRANE. Discover this stunning, move-in-ready townhouse in the desirable town of Cochrane. Featuring 2 bedrooms plus a den and 2 bathrooms, this 881 sq. ft. unit offers a functional, open-concept living space perfect for first-time buyers, downsizers, or investors. The living area is bathed in natural light, thanks to large windows that create a bright and airy atmosphere. Step onto your private balcony to enjoy serene views - an ideal spot to relax or entertain. The modern kitchen boasts stainless steel appliances, ample cabinetry, and a spacious breakfast bar for casual dining. Upstairs, you'll find two bedrooms, a versatile den, and a beautifully appointed 4-piece bathroom. With the convenience of upstairs laundry and additional storage, this home is designed with your lifestyle in mind. Located near shops, restaurants, and other amenities, this townhouse combines small-town charm with easy access to the city. Don't miss this opportunity to make it yours!**

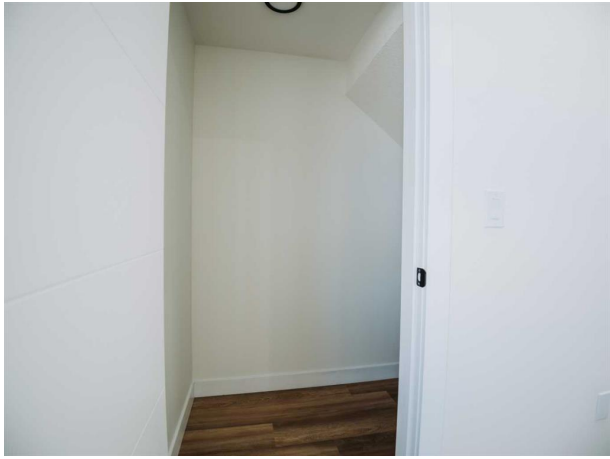
Inclusions: **N/A**  
Property Listed By: **RE/MAX First**

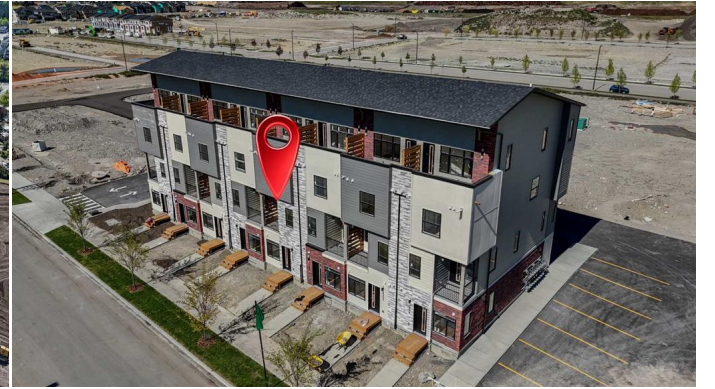
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







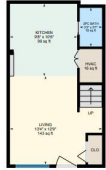




305-156 Park Street, Cochrane, AB

Main Building: Total Exterior Area Above Grade 880.63 sq ft

Total Above Grade Floor Area is 1948 sq ft (RECA v2024).  
For ownership properties, exterior area calculations assume demising wall thickness as exterior wall per RECA RMS v2024



Main Floor  
Exterior Area 344.63 sq ft



2nd Floor  
Exterior Area 536.01 sq ft

PREPARED: 2024/09/07

305-156 Park Street, Cochrane, AB

Main Floor  
Exterior Area 344.63 sq ft  
Interior Area 307.18 sq ft

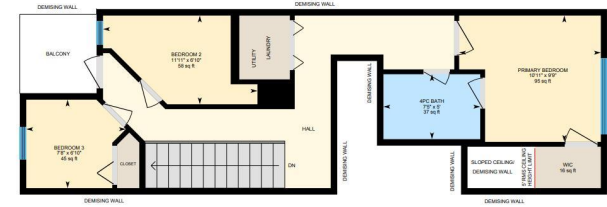


PREPARED: 2024/09/07



305-156 Park Street, Cochrane, AB

2nd Floor  
Exterior Area 536.01 sq ft  
Interior Area 467.33 sq ft  
Excluded Area 16.60 sq ft



PREPARED: 2024/09/07

