



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**156 PARK Street #903, Cochrane T4C2B3**

MLS® #: **A2194506**      Area: **Greystone**      Listing Date: **02/13/25**      List Price: **\$324,900**  
 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: **2026**

Finished Floor Area  
 Abv Sqft: **495**  
 Low Sqft:  
 Ttl Sqft: **495**

DOM

**51**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Townhouse**

Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Parking  
 Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat: **Garden,Lake,Landscaped,Lawn,Street Lighting,Views**  
 Park Feat: **Off Street,Stall,Titled**  
 Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Courtyard,Garden,Lighting,Playground**

Construction: **Mixed**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Range,Range Hood,Refrigerator,Washer**  
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,See Remarks,Separate Entrance**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>12`9" x 11`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>10`6" x 8`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`10" x 10`7"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>5`2" x 7`7"</b>

Legal/Tax/Financial

Condo Fee: **\$126**      Title: **Fee Simple**      Zoning: **TBD**  
 Fee Freq: **Monthly**

Legal Desc: **2211947**

Remarks

Pub Rmks:

Welcome to your Oasis in the new waterfront community of Greystone. This one bedroom, one bathroom garden level home is the perfect sanctuary for a busy professional or couple looking for a lifestyle of convenience and luxury. The kitchen is a chef's dream, thoughtfully designed to inspire culinary creativity and casual entertaining. Quartz stone countertops, custom soft close cabinetry with sleek chrome pulls, an oversized island with extended overhangs to maximize counter space, stunning stone mosaic backsplash and high end stainless steel appliances make this a space you want to spend quality time in. The spa-like bathroom is rich in design and detail with contemporary plumbing fixtures and undermount sink, a floating vanity mirror, raindrop shower head, quartz stone counter top with soft close drawers and stone-tiled flooring. Enjoy the spacious feeling of 9 foot ceilings with recessed pot lights and luxury wide plank flooring, throughout with cozy and durable textured carpet in the bedroom. Other features include solid core wood stained doors, premium finishes, and a convenient titled parking space. Vertos is partnered with Rogers to provide the fastest high speed internet in Canada for all Vertos buyers. Vertos By Ocgrow is a collection of 150 exquisitely designed townhomes in the new waterfront community of Greystone in Cochrane. Boasting a brand new 10 acre park, new man made lake, playing fields, playground and trails, Greystone will be home to some of the most attractive commercial offerings available including a Co-op, Tim Horton's, many trendy restaurants, patios, spas and shops all within walking distance from Vertos. Steps from the Spray Lakes Sports Center with facilities for aquatics, climbing, fitness, 4 NHL sized ice surfaces and more, Greystone will be the community hub for dining, shopping, activities and gatherings. Only 15 minutes to Calgary and less than an hour to the Rocky Mountains, Vertos offers the best of both worlds, a nature lover's dream with the conveniences of the city only minutes away. Cochrane is the fastest growing region in Western Canada. Invest with the assurance of enduring value and strong future appreciation potential.. Vertos is a beautiful place to call home and a smart addition to your real estate portfolio. Reserve your unit today!

Inclusions:

N/A

Property Listed By:

MaxWell Capital Realty

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



