



THE
A-TEAM

**RE/MAX
FIRST**

156 PARK Street #210, Cochrane T4C2B3

MLS® #: **A2194575** Area: **Greystone** Listing Date: **02/13/25** List Price: **\$504,900**
 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: **2025**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **882**
 Low Sqft:
 Ttl Sqft: **882**

DOM

51
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **Townhouse**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat: **Landscaped,Lawn,Level,Street Lighting,Views**
 Park Feat: **Off Street,Stall,Titled**

Utilities and Features

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

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,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>
Living Room	Main	7`9" x 13`4"	Kitchen	Main	10`6" x 7`10"
2pc Bathroom	Main	6`9" x 6`5"	Bedroom	Main	8`4" x 7`0"
Bedroom	Second	9`8" x 6`9"	4pc Bathroom	Second	7`4" x 6`2"
Bedroom - Primary	Second	9`5" x 13`4"			

Legal/Tax/Financial

Condo Fee: **\$225** Title: **Fee Simple** Zoning: **TBD**
 Fee Freq: **Monthly**

Legal Desc: **2211947**

Pub Rmks:

Welcome to your new home in the new waterfront community of Greystone. The Providence is a three bedroom, two bathroom unit spread out over two levels, perfect for a growing family. 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 bathrooms are 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 bedrooms. Other features include a private rooftop deck with gorgeous park and water views, 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





Providence Unit
Kitchen/Living

These are renderings only, actual units may differ