

156 PARK Street #210, Cochrane T4C2B3

MLS®#: **A2194575** Area: **Greystone** Listing **02/13/25** List Price: **\$504,900**

Status: Active County: Rocky View County Change: None Association: Fort McMurray

Date:

General Inf
Prop Type:
Sub Type:
City/Town:
Year Built:
Lot Informa
Lot Sz Ar:
Lot Shape:

General Information

Prop Type: Residential Sub Type: Row/Townhouse

Cochrane

Year Built: 2025 Abv Sqft: 882
Lot Information Low Sqft:

Lot Information Low Sqft:
Lot Sz Ar: Ttl Sqft:

Lot Sz Ar: Ttl Sqft: **882**Lot Shape:

Construction:

Vinyl Plank

Water Source: Fnd/Bsmt: **Poured Concrete**

Mixed

Flooring:

Finished Floor Area

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

3 (3)

1

1.5 (1 1)

Townhouse

51

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

rk 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

Second

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: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorpian,

Room Information

<u>Room</u> Level Dimensions Room Level Dimensions **Living Room** Main 10`6" x 7`10" 7`9" x 13`4" Kitchen Main 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"

Condo Fee: Title: Zoning: \$225 Fee Simple TBD

9`5" x 13`4"

Fee Freq: Monthly

Legal Desc: **2211947**

Bedroom - Primary

Pub Rmks:

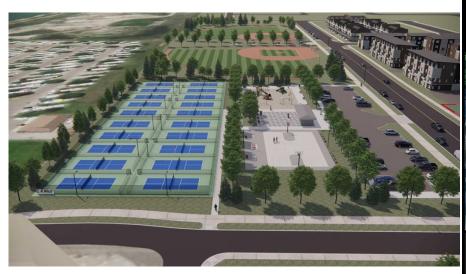
Welcome to your new home in the new waterfront community of Greystone. The Providence is a three bedroom, two bathroom unit spread out over two levels, perfect for a growing family. The kitchen is a chef's dream, thoughtfully designed to inspire culinary creativity and casual entertaining. Quartz stone 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 th

Inclusions:

Property Listed By: MaxWell Capital Realty

N/A

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 diffe