



THE
A-TEAM

**RE/MAX
FIRST**

21 SHALE Avenue, Cochrane T4C 3G6

MLS®#: **A2199579** Area: **Greystone** Listing Date: **03/13/25** List Price: **\$559,900**
 Status: **Pending** County: **Rocky View County** Change: **-\$10k, 17-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,390 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot**
 Park Feat: **Parking Pad**

Finished Floor Area

Abv Sqft: **1,630**
 Low Sqft:
 Ttl Sqft: **1,630**

DOM

23
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Covered Porch	Main	8`0" x 6`0"	Entrance	Main	4`0" x 4`2"
Living Room	Main	11`5" x 17`0"	Dining Room	Main	5`2" x 4`10"
Kitchen	Main	8`7" x 13`5"	Mud Room	Main	6`6" x 5`0"
Bedroom	Upper	9`6" x 10`4"	Bedroom	Upper	9`0" x 12`2"
4pc Bathroom	Upper	5`0" x 8`10"	Laundry	Upper	5`11" x 5`7"
5pc Ensuite bath	Upper	8`3" x 7`10"	Bedroom - Primary	Upper	11`5" x 12`9"
Walk-In Closet	Upper	6`1" x 4`10"	Furnace/Utility Room	Basement	7`10" x 9`0"

Title:
Fee Simple
 Legal Desc:

Zoning:
tbd

2311741

Remarks

Pub Rmks: **** Open House at Greystone showhome - 498 River Ave, Cochrane -Apr. 3rd 3:30-5:30pm, Apr. 4th 3:30-5:30pm, Apr. 5th 1-4pm, Apr. 6th 1-4pm ** Welcome to the Hudson, a charming laned home boasting 1630 square feet of carefully designed living space on a prime corner lot. This beautiful residence, brought to you by Rohit Homes, greets you with a double paved parking pad in the back for convenience and accessibility. Step into the heart of the home, where the spacious kitchen steals the spotlight with its floor-to-ceiling cupboards and sleek quartz countertops, providing ample storage and a stylish cooking environment. The open concept layout, adorned with large triple-pane windows, fills the home with natural light and creates a welcoming atmosphere. The Hudson features three bedrooms, 2.5 baths, and an upstairs laundry room for added convenience. The master suite is a luxurious retreat with a 5-piece ensuite bathroom, offering a perfect blend of comfort and elegance. Designed by a local interior designer, the home showcases a thoughtful and aesthetically pleasing interior, making every corner a delight to the eye. The Hudson is not just a home; it's a lifestyle. The inclusion of a side entrance adds flexibility and potential for customization, allowing you to tailor the space to your unique needs. Whether you're entertaining guests in the open living spaces or enjoying a quiet evening in the master suite, this home caters to a variety of lifestyles. With Rohit Homes' commitment to quality craftsmanship and attention to detail, the Hudson promises a blend of functionality and aesthetics, creating a haven you'll be proud to call home. Photos are representative from a previous build.**

Inclusions: **none**
 Property Listed By: **eXp Realty**

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







