



GRASSROOTS
REALTY GROUP

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315, 156 Park Street
Cochrane, Alberta

MLS # A2214994



\$510,000

Division:	Greystone		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,328 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 307
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-HD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to this BRAND NEW TOWNHOME where comfort meets convenience in a welcoming community setting. This unique, but well-laid-out unit offers an ideal blend of functionality and privacy, perfect for families or those seeking extra space. Step inside through your separate front entrance and go upstairs (Yes, it's a second floor unit) to discover an open-concept main floor featuring durable vinyl flooring throughout the living room, kitchen, and dining areas. The kitchen is efficiently designed for everyday living, offering ample cabinet space and easy access to the main living areas. On the main floor, you'll find one comfortable bedroom and a full bathroom—ideal for guests or single-level living needs. Upstairs, two additional spacious bedrooms and a full bathroom provide flexible living options for families or home office setups. Finishing off the upper floor is a beautiful balcony that gets GREAT sunshine all day long. A single attached garage offers added convenience and security, with direct access to your unit. Located in a growing and vibrant neighborhood, you're never far from parks (right across the street), pathways, and essential amenities. Whether you're looking for a quiet place to call home or a smart investment opportunity, this property is one you won't want to miss