



GRASSROOTS
REALTY GROUP

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309, 156 Park Street
Cochrane, Alberta

MLS # A2228982



\$475,000

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, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	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, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage		
Inclusions:	N/A		

NEW PRICE! Modern Comfort Meets Mountain Living & Welcome to Cochrane Life! Here's your chance to own a beautifully designed home that offers the perfect combination of modern style, practical layout, and unbeatable location & right here in the thriving community of Cochrane. Nestled just 45 minutes from the majestic Rocky Mountains and steps from local parks and pathways, this exceptional property checks all the boxes & whether you're a first-time buyer, investor, or simply looking for a comfortable and stylish place to call home. The main level welcomes you with 9' ceilings and wide-plank flooring that flows seamlessly through the bright, open-concept layout. The kitchen is a showstopper, featuring quartz countertops, stainless steel appliances, soft-close cabinetry, and a large central island & perfect for hosting or enjoying your morning coffee. The adjacent dining and living areas are warm and inviting, offering a fantastic space to unwind or entertain. You'll appreciate the flexibility this floor plan provides, with a spacious main-floor bedroom and full bathroom & ideal for guests, home office, or single-level living needs. Upstairs, two more generous bedrooms await, including the sunny primary retreat with dual closets and loads of natural light. A private upper balcony offers peaceful south-facing views toward the Bow River & the perfect place to relax and take in the surroundings. Bathrooms throughout feature modern fixtures, quartz countertops, and durable luxury vinyl plank flooring for a clean and contemporary look. For added convenience, there's a single attached garage with direct entry into the home, plus a second parking pad out front. You'll love the private back deck and easy access to walking trails, green spaces, and the Spray Lakes Sports Centre. Even better & this

community is just minutes from Cochrane's future flagship Co-op grocery store, making day-to-day errands a breeze. Currently rented at \$2,400/month until August 31, 2025, this home presents a solid investment opportunity — or, if you're looking to move in sooner, the tenant may be open to moving early. Immediate possession is available if you're willing to assume the tenant. Book your private showing today and discover why so many are choosing to make Cochrane home!