



**GRASSROOTS**  
REALTY GROUP

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**121 Vantage Drive  
Cochrane, Alberta**

**MLS # A2235007**



**\$759,000**

<b>Division:</b>	Greystone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,098 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Pantry, See Remarks, Separate Entrance		

<b>Inclusions:</b>	N/A
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Welcome to 121 Vantage Drive, an exceptional new build by Prominent Homes, located in the exciting and vibrant new community of Greystone. This thoughtfully designed 2-storey home offers 2,098 sq. ft. of upgraded living space, blending modern elegance with everyday functionality—perfect for families looking to grow in comfort and style. Featuring 3 spacious bedrooms, 2.5 bathrooms, and a grand open-to-below living room with soaring 20' ceilings, this home is filled with natural light. The open-concept main floor includes a gourmet kitchen with gas line rough-in, ideal for home chefs, and an adjacent 8'x12' wood deck complete with BBQ gas line—perfect for outdoor entertaining. Upstairs, enjoy the added flexibility of a bonus room, while the basement side entry offers future suite potential ((subject to approval and permitting by the city). The 20'x20' double attached garage boasts 12' ceilings, providing incredible overhead storage. Greystone is one of Cochrane's most promising new communities, nestled near the Bow River and offering walkable access to parks, playgrounds, nature trails, and the SLS Rec Center. With future amenities planned, Greystone is designed to offer a balanced lifestyle where everything you need is just steps from your front door. Additional highlights include a bright, versatile layout designed for modern family living, a short distance to Cochrane's best schools, shops, and services, and future-ready design with quality upgrades throughout This is your opportunity to own a stunning home in one of Cochrane's most walkable and connected communities. Possession available in early 2026.