



**GRASSROOTS**  
REALTY GROUP

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**153 Vantage Drive  
Cochrane, Alberta**

**MLS # A2235026**



**\$779,000**

<b>Division:</b>	Greystone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,129 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, Oversized		
<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>	Separate/Exterior Entry, 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>	Double Vanity, High Ceilings, Kitchen Island, See Remarks, Separate Entrance		

<b>Inclusions:</b>	N/A
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Experience elevated living in the heart of Greyson, Cochrane's newest master-planned community, steps from the Bow River, extensive pathways, parks, and the popular SLS Centre. Built by Prominent Homes, this upgraded quick possession home offers modern style, functionality, and future-ready design. Spanning 2,129 sq. ft., this home features a striking open-to-below living room with soaring 20' ceilings, creating a bright and dramatic space perfect for entertaining and everyday living. The gourmet kitchen includes a gas line rough-in, while the rear-facing 10'x12' wood deck with BBQ gas line makes outdoor hosting effortless. Upstairs, enjoy three spacious bedrooms plus a bonus room. The oversized 20'x22' garage with 12' ceilings includes a gas line rough-in for a future heater—ideal for extra storage or hobby use. The separate basement side entry provides excellent potential for a future suite (subject to approval and permitting by the city/municipality). Located in Greystone, this walkable community is designed for connection and convenience, with upcoming live-work amenities, retail, and recreational features on the way. Some of the best highlights include the open-to-below living room with 20' ceilings, 10'x12' rear deck with gas line for BBQ, oversized garage (20'x22') with 12' ceilings & gas heater rough-in, and separate side entry for future suite potential. Possession is estimated for late 2025.