



GRASSROOTS
REALTY GROUP

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**8 Vantage Drive
Cochrane, Alberta**

MLS # A2236578



\$929,900

Division:	Greystone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,277 sq.ft.	Age:	2022 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Cleared, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Other, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks		

Inclusions: None

***** SHOWHOME FOR SALE*****In the heart of scenic Cochrane, this stunning home is a masterclass in contemporary design and elevated comfort, offering a refined lifestyle across three beautifully curated levels. From its gleaming hardwood floors to expansive stone countertops, every detail has been intentionally crafted for both form and function. Step through the grand foyer into a main floor that breathes openness and sophistication. Anchored by a striking fireplace, the living room seamlessly merges with the dining area and a sleek, modern kitchen — a perfect canvas for culinary creativity and effortless entertaining. A dedicated home office, tucked discreetly on this level, allows for productivity without compromising style. Smart design touches like a walk-through pantry, mudroom, and 2-piece powder room ensure convenience is never an afterthought. The attached garage adds practical luxury, offering ample room for storage and daily use. Upstairs, serenity takes center stage. The primary suite is a true retreat — generously sized and bathed in natural light, it boasts a spa-inspired 5-piece ensuite and a walk-in closet that feels more boutique than storage. Two additional bedrooms and a stylishly appointed 4-piece bath round out the sleeping quarters, while a comfortable family lounge and dedicated laundry room elevate the home's everyday livability. The fully finished lower level extends the home's versatility. With a spacious rec room, custom bar area, and two additional bedrooms, it's ideal for hosting guests or creating a private entertainment haven. A full 4-piece bathroom and a well-organized utility room ensure functionality meets finesse. Balancing modern architecture with warm, livable design, this home is more than a place to live — it's a statement in comfort, craftsmanship, and contemporary

living.