



**GRASSROOTS**  
REALTY GROUP

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227 Vantage Drive  
Cochrane, Alberta

MLS # A2253726



**\$540,000**

|           |                                                       |        |                  |
|-----------|-------------------------------------------------------|--------|------------------|
| Division: | Greystone                                             |        |                  |
| Type:     | Residential/Five Plus                                 |        |                  |
| Style:    | 2 Storey                                              |        |                  |
| Size:     | 1,523 sq.ft.                                          | Age:   | 2024 (1 yrs old) |
| Beds:     | 3                                                     | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Detached                                |        |                  |
| Lot Size: | 0.06 Acre                                             |        |                  |
| Lot Feat: | Back Yard, Low Maintenance Landscape, Street Lighting |        |                  |

|             |                                                                                                                                                            |            |      |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                                                                                                                                    | Water:     | -    |
| Floors:     | Carpet, Vinyl Plank                                                                                                                                        | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                                                                            | Condo Fee: | -    |
| Basement:   | Full, Unfinished                                                                                                                                           | LLD:       | -    |
| Exterior:   | Wood Frame, Wood Siding                                                                                                                                    | Zoning:    | R-MD |
| Foundation: | Poured Concrete                                                                                                                                            | Utilities: | -    |
| Features:   | Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Stone Counters, Walk-In Closet(s) |            |      |
| Inclusions: | N/A                                                                                                                                                        |            |      |

Modern 3-Bed, 2.5-Bath Townhome in ZEN Greystone, Cochrane Welcome to ZEN Greystone, where comfort meets style in this 3-bedroom, 2.5-bathroom townhome. The open-concept main floor features a spacious kitchen with stainless steel appliances, quartz countertops, and a large island that flows into the dining and living areas—perfect for entertaining. Upstairs, the primary bedroom offers a walk-in closet and an ensuite with double sinks. Two additional bedrooms, a full bathroom, and upper-floor laundry provide convenience for the whole family. Additional highlights include a fenced backyard, optional basement development, and a Fresh Air System (HRV) for improved indoor air quality. Located close to pathways, shopping, and nature, this home will deliver modern living in the heart of Cochrane.