



**GRASSROOTS**  
REALTY GROUP

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**210 Vantage Drive  
Cochrane, Alberta**

**MLS # A2260116**



**\$499,000**

<b>Division:</b>	Greystone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,500 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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, Wood Siding	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Separate Entrance, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Modern 3-Bed, 2.5-Bath Townhome with fenced backyard in Greystone, Cochrane. Welcome to 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. 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.. Additional highlights include a fenced backyard, optional basement development, and a Fresh Air System (HRV). Located close to pathways, shopping, and nature, in the heart of Cochrane. No Condo Fees! Anticipated possession available end of 2025.