



GRASSROOTS
REALTY GROUP

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313, 156 Park Street
Cochrane, Alberta

MLS # A2262631



\$429,900

Division:	Greystone		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,309 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 256
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

Welcome to a home where contemporary elegance meets everyday comfort — perfectly complemented by an outdoor lifestyle that's second to none. This one-of-a-kind community offers the rare opportunity to experience true waterfront living with quick access to the majestic Rocky Mountains. Step inside and you'll be greeted by an open-concept floor plan featuring 9' ceilings, luxury wide-plank flooring, and an abundance of natural light. The chef-inspired kitchen boasts quartz stone countertops, soft-close drawers, upgraded stainless steel appliances, and a spacious island ideal for dining or entertaining. Continuing through the home, you'll find three bedrooms and two bathrooms outfitted with modern plumbing fixtures, stone-tiled flooring, and matching quartz countertops for a seamless, elevated aesthetic. The property also includes a single attached garage plus an additional parking pad, ensuring plenty of space for you and your guests. Unwind on your private, sun-filled deck overlooking tranquil waterfront views, or spend your evenings strolling along scenic garden pathways and nearby parks. Located directly across the street from brand-new pickleball courts, you'll have even more opportunities to enjoy an active and social outdoor lifestyle. Positioned in the prime Greystone community, this home is surrounded by exciting amenities — including the upcoming flagship Co-op grocery store, Ocgrow's Greystone Place retail centre (featuring your favourite restaurants, coffee shops, and boutiques), and just minutes to Spray Lakes Sports Centre. With effortless access to the Rockies, every weekend can become an adventure. Don't miss your chance to be part of Cochrane's fastest-growing and most vibrant community — where you can truly live, work, and play in

beautiful Greystone.