

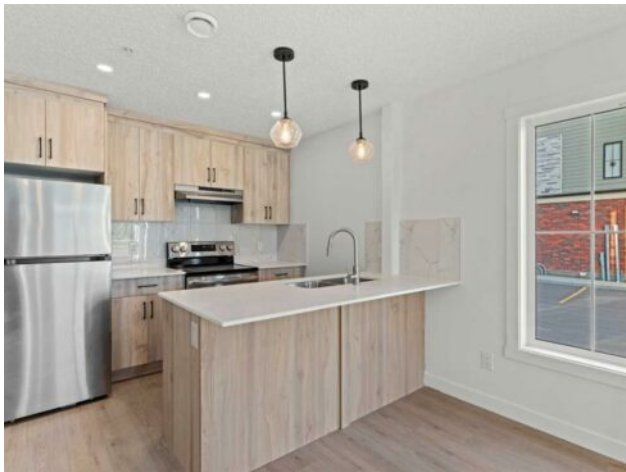


**GRASSROOTS**  
REALTY GROUP

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109, 156 Park Street  
Cochrane, Alberta

MLS # A2262676



**\$339,900**

Division:	Greystone		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	876 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 204
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 every day comfort, coupled with an opportunity for outdoor lifestyle living. This one a kind community is your chance to have quick access to the Rocky Mountains. Stepping into the unit, you will find an open concept floorplan with 9' ceilings throughout all of the living areas, luxury wide plank flooring. Moving into the well designed kitchen, you will find quartz stone countertops with soft close drawers, upgraded stainless steel appliances, as well as an overhanging kitchen island for extra counter space. Continuing further into the unit, you will find 3 bedrooms and 2 bathrooms with contemporary plumbing fixtures, stoned tiled flooring, and quartz countertops. You will also have a titled parking stall. Sit back and relax with your sun filled waterfront views on your private deck and enjoy your evenings walking through the garden pathways and parks nearby. Being in prime location, the Greystone community will be surrounded by various large retailers including one of Canada's flagship Co-op grocery store locations - future of live, work, play in Western Canada's #1 fastest-growing region. Walking distance to Ocgrow's Greystone Place Commercial retail centre - with all of your favourite restaurants, coffee shops and amenities nearby. The Spray Lakes Sports Centre is just minutes away, pickle ball courts across the street, and the accessibility to the Rocky Mountains provides you with a great opportunity for your outdoor adventures. Don't miss out on your chance to be a part of Cochrane's fast paced growth in beautiful community of Greystone.