



**GRASSROOTS**  
REALTY GROUP

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112, 156 Park Street  
Cochrane, Alberta

MLS # A2262705



**\$479,900**

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Greystone              |        |                  |
| Type:     | Residential/Five Plus  |        |                  |
| Style:    | Townhouse-Stacked      |        |                  |
| Size:     | 1,298 sq.ft.           | Age:   | 2025 (0 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: | \$ 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 |
|-------------|-----|

Discover the perfect balance of modern elegance and relaxed living in this stunning home, thoughtfully designed for comfort, connection, and outdoor enjoyment. Located in one of Cochrane's most desirable new communities, this property offers a rare chance to experience waterfront living with quick access to the Rocky Mountains and all the amenities of the growing Greystone development. Step inside and you'll be welcomed by a bright, open-concept layout featuring 9-foot ceilings and luxury wide-plank flooring throughout. The gourmet kitchen is beautifully equipped with quartz countertops, soft-close cabinetry, premium stainless steel appliances, and a spacious island perfect for casual dining or entertaining. The home features three bedrooms and two full bathrooms, each designed with modern fixtures, stone tile floors, and matching quartz vanities. Your convenience continues with a single attached garage and an additional parking pad, providing plenty of room for family and guests. Enjoy peaceful mornings on your private deck overlooking the water, or take advantage of the brand-new pickleball courts just across the street. Meandering garden pathways, green spaces, and local parks make it easy to unwind outdoors and stay active year-round. Perfectly situated within walking distance to Ocgrow's Greystone Place Retail Centre, you'll have access to restaurants, cafés, shops, and the upcoming flagship Co-op grocery store — everything you need right at your doorstep. Plus, with Spray Lakes Sports Centre minutes away and the Rockies within reach, adventure and leisure are always nearby. Be part of Cochrane's fastest-growing community and experience a lifestyle where modern design meets natural beauty — live, work, and play - welcome home to Greystone.