



**GRASSROOTS**  
REALTY GROUP

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**218 Vantage Drive  
Cochrane, Alberta**

**MLS # A2268518**

**\$499,900**



|                  |                                  |               |                  |
|------------------|----------------------------------|---------------|------------------|
| <b>Division:</b> | Greystone                        |               |                  |
| <b>Type:</b>     | Residential/Five Plus            |               |                  |
| <b>Style:</b>    | 2 Storey                         |               |                  |
| <b>Size:</b>     | 1,497 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, Landscaped |               |                  |

|                    |                                                                                                                                                 |                   |      |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <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                                                                                                                                            | <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, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, Open Floorplan, Separate Entrance, Stone Counters, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | N/A                                                                                                                                             |                   |      |

3-Bed, 2.5-Bath Townhome in Hudson, Greystone &ndash; 1,434 sq. ft. Welcome to Hudson in ZEN Greystone, a vibrant and walkable community in the heart of Cochrane. This beautifully designed 3-bedroom, 2.5-bath townhome offers 1,434 sq. ft. of modern living with NO CONDO FEES! 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 &mdash; perfect for entertaining or relaxing with family. Upstairs, the primary bedroom includes a walk-in closet and an ensuite with a double vanity, while two additional bedrooms, a full bath, and upper-floor laundry add everyday convenience. Additional highlights include a fenced backyard, rear parking pad, and full-size basement with optional development for added living space or storage. Located close to pathways, parks, tennis courts, Cochrane Pickleball Club, SLS Centre, off-leash dog park, Co-op, Bow RiversEdge Campground, and Downtown Cochrane!