



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**125 Vantage Drive
Cochrane, Alberta**

MLS # A2273823



\$734,900

Division:	Greystone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,021 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: Garage Door Remote(s)

Discover elevated living in this upgraded 2,021 sq. ft. home by Prominent Homes, ideally located in the new community of Greystone. This energy-efficient, BUILT GREEN certified home is designed for year-round comfort with an HRV system, high-efficiency furnace, and thoughtful construction throughout. The main floor offers durable LVP flooring, a walk-through pantry connected to the mudroom, a well-appointed kitchen with gas line rough-in, spacious living and dining areas, and an 8' x 12' wood deck with gas rough-in for a future BBQ. A versatile flex room provides an ideal space for a home office or quiet retreat. The upper floor features three well-sized bedrooms plus a central bonus room, offering excellent separation of space for families. The oversized 24' x 21' garage includes 12' ceilings and a gas line rough-in for a future heater, and a basement side entry adds potential for a future suite (subject to municipal approval). Located steps from the Bow River, pathways, parks, the SLS Centre, and new boutique shops, Greystone offers walkability, convenience, and strong long-term investment potential. Additional highlights include a bright, functional layout, future-ready rough-ins, and a prime location close to Cochrane's best outdoor amenities.