



GRASSROOTS
REALTY GROUP

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**137 Vantage Drive
Cochrane, Alberta**

MLS # A2274521



\$739,000

Division:	Greystone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,044 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

This home is currently under construction. Photos are for representation purposes only and are not of the actual property. Finishes, features, and specifications may vary. Discover refined modern living in Sunset Ridge with this exceptional brand-new 4-bedroom, 4-bathroom home by Green Cedar Homes, offering approximately 3,000 sq. ft. of thoughtfully curated living space. Designed with both style and practicality in mind, this home delivers elevated finishes, intelligent flow, and timeless craftsmanship in one of Cochrane's most desirable communities. A bold exterior paired with a triple attached garage makes a striking first impression. Inside, the main level unfolds into a light-filled open-concept layout ideal for everyday living and entertaining. The gourmet kitchen is complemented by a fully equipped spice kitchen, seamlessly connected via a walk-through pantry to the mudroom&mdashperfect for functionality, storage, and hosting with ease. A versatile main-floor flex room adapts effortlessly as a home office, study, or formal sitting area, while the living room is anchored by a sleek gas fireplace, creating a warm and inviting focal point. The upper level is designed for comfort and retreat. The primary bedroom offers a luxurious escape with a spa-inspired ensuite, featuring dual vanities, a freestanding soaking tub, an oversized shower, and a spacious walk-in closet. Three additional bedrooms, each with convenient access to full bathrooms, along with a generous bonus room, provide ample space for family living, guests, or work-from-home needs. The walk-out basement presents endless customization potential&mdashideal for a future media room, home gym, recreation space, or guest retreat&mdashwith direct access to the backyard and abundant natural light. Nestled in the vibrant Sunset Ridge community, residents

enjoy scenic pathways, parks, playgrounds, schools, and breathtaking Rocky Mountain views, all just minutes from Cochrane’s shops, dining, and everyday conveniences.