



GRASSROOTS
REALTY GROUP

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

**33 Shale Avenue
Cochrane, Alberta**

MLS # A2279054



\$554,000

Division:	Greystone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,636 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Quartz Counters		

Inclusions: None

Welcome to 33 Shale Ave, located in the highly desirable Greystone community, this 2024 built, bright and beautifully finished home offers a modern layout, thoughtful design, and fantastic future potential. The main floor features a warm and inviting living room with wide plank flooring and large windows, flowing seamlessly into a stylish kitchen complete with quartz countertops, sleek cabinetry, stainless steel appliances, a large peninsula with seating, and contemporary pendant lighting. The adjacent dining area is filled with natural light and offers plenty of space for hosting, while a convenient 2-piece bathroom completes this level. Upstairs, the primary bedroom provides a comfortable retreat with a walk-in closet and a stunning ensuite featuring dual sinks, modern finishes, and a spa-inspired feel. Two additional bedrooms are well-sized and versatile, ideal for children, guests, or a home office, and are complemented by a full bathroom. A conveniently located upper-level laundry room adds everyday functionality. The basement is an open, unfinished space ready for your personal vision, offering room for a future recreation area, additional bedroom, or home gym, along with ample storage. Outside, the backyard provides space to enjoy the outdoors complete with a poured rear parking pad measuring 20'x22', ready for future garage development, adding long-term value and convenience. Set in a growing community close to parks, pathways, pickleball courts, the new Co-op grocery store, Spray Lakes Sports Family Centre, indoor golf, and the Cochrane Golf Club, this home blends contemporary comfort with flexibility for the future. Whether you're a first-time buyer, growing family, or investor, this home delivers modern style, flexibility, and an unbeatable location in one of Cochrane's fastest-growing neighbourhoods.

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