



**30 Granite Avenue
Cochrane, Alberta**

MLS # A2284401



\$525,000

Division:	Greystone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,441 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Interior Lot, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

Inclusions: All Attached Window Coverings

Located in the heart of Greystone in Cochrane, this home is just a short walk to parks, the Bow River, major shopping, and the extensive pathway system that runs along the river. Situated on a quiet street, you'll love the east facing sun in the morning out back. Offering over 1,300 sq. ft. of thoughtfully designed living space, this beautifully upgraded 3-bedroom, 2.5-bath home blends style and function throughout. The open-concept main floor welcomes you with an impressive 9' glazed front door, 9' ceilings, and oversized windows making it feel so bright. Light Vinyl plank flooring flows seamlessly through the foyer, hallway, great room, kitchen, and nook, creating warmth and continuity. The kitchen is designed for both everyday living and entertaining. A 9' single-level island with breakfast bar anchors the space, complemented by quartz countertops, dual banks of upper and lower cabinetry, a quad-door over-height pantry, 42" upper cabinets with painted bulkhead, pots and pans drawers, and soft-close doors and drawers throughout. The stainless steel appliance package includes a smooth-top electric range, microwave/hood fan combo, refrigerator, and built-in dishwasher. Exposed dropped beams add architectural character, while the bright great room and dining nook feature over-height windows and a full French rear door that leads to the backyard. A Napoleon "Entice" fireplace creates a cozy focal point. A double-door closet with built-in bench at the back completes the main floor. Upstairs, the spacious primary retreat features a 4-piece ensuite with twin undermount sinks, a large quartz vanity with drawers, ceramic tile flooring, and an oversized 5' x 3' maintenance-free shower. A bright walk-in closet is conveniently accessed from the bedroom. Two additional generously sized bedrooms

with double-door closets share a stylish main bathroom with quartz countertops, undermount sink, and tile flooring. Second-floor laundry with ceramic tile adds everyday convenience. Perfect for families, investors, or downsizers, this home offers bright, spacious, and elegant living in one of Cochrane's most sought-after communities.