



GRASSROOTS
REALTY GROUP

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**178 Greystone Boulevard
Cochrane, Alberta**

MLS # A2285697



\$534,900

Division:	Greystone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,628 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Other, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		
Inclusions:	None		

Located in the desirable community of Greystone, this Landon model duplex offers over 1,600 square feet of thoughtfully designed living space and is perfect for first-time homebuyers or growing families. The home features a double attached garage and a welcoming large foyer that creates an inviting first impression. The main floor boasts a functional and stylish kitchen complete with a central island, seamlessly flowing into the bright dining area and spacious living room. Large windows fill the space with natural light, creating an open and airy feel. A convenient powder room completes the main level. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat with a walk-in closet and private ensuite bathroom. A versatile flex room provides the perfect space for lounging, a home office, gaming area, or playroom. Upper floor laundry adds everyday convenience, and a linen closet offers additional storage. Natural light continues throughout the upper level, enhancing the home's warm and comfortable atmosphere. The full unfinished basement offers endless potential to design the space to suit your lifestyle. With a separate entry and plenty of room, it's ideal for a future gym, media room, flex space, home office, or additional living area — the possibilities are yours to create. This beautifully designed duplex in Greystone combines functionality, comfort, and modern living in a fantastic location.