



208, 156 Park Street  
Cochrane, Alberta

MLS # A2291443



**\$449,900**

<b>Division:</b>	Greystone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	976 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 202
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-HD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** N/A

Welcome to Greystone, Cochrane's premier community. Vertos offers an excellent opportunity to own your first home in the form of a townhouse. Surrounded by new residential projects and key amenities like the Co-op grocery store, Ball Diamonds, pickleball Courts, Walkways near Bow River and the Spray Lake Sawmills (SLS) Family Sports Centre, this community is designed for living, working, and playing. The Providence model in Vertos by Ocgrow Group features a townhouse with 3 bedrooms and 2 bathrooms. The mudroom on the main floor entrance and the stairs will take you up to the main floor. You will appreciate the open concept layout that combines the living room, dining area, and kitchen. This is a corner unit, which gives you extra windows and light. Further in, you'll find a beautifully designed 4-piece bathroom. The bedroom overlooks the back of the building. On the 3rd level you will find 2 more bedrooms, one on the east side and one on the west, so you have sunlight somewhere in the house all day long. There is another 4pc bath with laundry to finish the third floor. Overall, this is a fantastic opportunity. Contact your favourite realtor to schedule a private showing!