



**198 Greystone Boulevard  
Cochrane, Alberta**

**MLS # A2300498**



**\$539,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** None

**\*\* Open House at Greystone Show Home - 498 River Ave, Cochrane - April 10th 2 to 5 pm, April 11th 11 to 5 pm, and April 12th 1 to 4 pm \*\*** This beautifully crafted Landon model by Rohit Homes offers a modern, functional layout in the vibrant, rapidly growing community of Greystone, Cochrane. Designed for families or first-time buyers, this brand-new duplex features a bright, open-concept main floor with 9' ceilings and a seamless connection between the kitchen, dining, and living areas. The contemporary kitchen serves as a focal point, complete with quartz countertops, a central island, and modern cabinetry. The upper level is highly functional, featuring a spacious primary suite with a private ensuite, two additional bedrooms, a full guest bathroom, and a dedicated upstairs laundry room for everyday convenience. The full, unfinished basement provides endless opportunity for future development to suit your needs. Complete with an attached garage and situated minutes from parks, pathways, and local amenities, this home offers easy access to Calgary and the mountains. Schedule your private showing today!