



**80 Vantage Drive  
Cochrane, Alberta**

**MLS # A2306328**



**\$839,900**

<b>Division:</b>	Greystone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,288 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		
<b>Inclusions:</b>	hood fan, dishwasher, garage door control(s), window coverings, nest thermostat, RO system		

Luxury meets everyday function in this extensively upgraded stunning property in Greystone, centrally located and walking distance to many amenities including the new Co-op Grocery store, gas station and liquor store, the Cochrane Golf Club, walking paths, off leash dog parks, baseball diamonds, pickle ball courts, playgrounds and Spray Lakes Family Sports Centre. With no neighbours behind, this home offers both privacy and plenty of space surrounded by nature. From the moment you step inside, you're welcomed by soaring ceilings with open to above foyer, impressive 9' ceilings, and oversized 8' doors. The chef inspired kitchen is loaded with upgrades including a built-in wall oven, microwave, induction cooktop (gas line installed), stainless steel hood fan, custom cabinetry, quartz countertops with large eat up area and a walk through pantry that leads to a functional mudroom complete with built in bench and hooks. The main floor also features a cozy fireplace in the family room with stacked stone surround, plus a versatile flex space/home office with double barn doors. Step outside through the sliding patio doors to the south facing deck featuring a gas BBQ line roughed in, ready for summer entertaining. Upstairs, tray ceilings elevate the spacious bonus room. The large primary retreat features views south to the river, a walk-in closet, additional tray ceiling detail and a beautiful ensuite featuring dual vanities, tiled glass shower and large soaker tub. Two additional good size bedrooms, a full 4 pc bath, a convenient laundry room with cabinets for storage, sink and window round out the upper level. Downstairs, the fully developed basement offers a separate side entrance, 9' ceilings, two large bedrooms, a full bathroom, and a spacious family room with a wet bar, ideal for guests, teens, or multigenerational living. Stylish, spacious, and

thoughtfully designed, this one truly checks all the boxes.