



GRASSROOTS
REALTY GROUP

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406, 156 Park Street
Cochrane, Alberta

MLS # A2308539



\$434,900

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

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

Inclusions: N/A

END UNIT| TWO YEARS OF CONDO FEES PAID BY BUILDER| EXCELLENT FIRST HOME, DOWN SIZING OR INVESTMENT PROPERTY IN COCHRANE'S MOST WALKABLE NEW NEIGHBOURHOOD| This townhome is your opportunity to thrive in Greystone, one of Cochrane's most vibrant new communities! Located in Vertos by Ocgrow Group, this home places you steps from incredible amenities, including the new Co-Op grocery store, gas station, restaurants, and health services such as massage therapy, chiropractic care, and a veterinary clinic for your furry family members. Enjoy an active lifestyle with ball diamonds, pickleball courts, scenic walking paths, and the beautiful Bow River all just minutes away. You're also within walking distance to the Spray Lake Sawmills Centre (SLS), making this community truly designed for living, working, and playing. The Providence model offers 3 bedrooms and 2 full bathrooms with a bright, functional layout. After parking in your titled parking stall, enter your home through the main-floor mudroom before heading upstairs to the open-concept main living area, where the kitchen, dining, and living spaces flow seamlessly together. The end-unit balcony allows you the pleasure of outdoor space. As a corner unit, this home is filled with additional windows and natural light throughout the day. The main level also features a beautifully designed 4-piece bathroom and a versatile bedroom or den overlooking the back of the property. Upstairs, you'll find two additional bedrooms positioned on opposite sides of the home, allowing for sunlight throughout the day. A second 4-piece bathroom with convenient upper-floor laundry completes the third level. This home is perfect for first-time buyers, young professionals, or downsizers and offers low-maintenance living. Don't miss your chance to love where you

live! Call your favourite Realtor to schedule a private showing today.