



**222 Greystone Boulevard  
Cochrane, Alberta**

**MLS # A2314959**



**\$479,900**

<b>Division:</b>	Greystone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,522 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 Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

**\*\* Open House at Show Home - 78 Agate Road, Cochrane - July 3 1-5pm, July 4th 130-4pm, July 5th 1-4pm and July 6th 330-530pm \*\***  
Welcome to Greystone living with this beautifully designed duplex by Rohit Homes featuring the stunning Wild North designer interior package. Perfectly located just steps from the river pathways, recreation centre, and golf course, this home combines modern style with an unbeatable lifestyle in one of Cochrane's most sought-after communities. This thoughtfully designed 3 bedroom, 2.5 bathroom home offers an open-concept main floor filled with natural light and functional living space. The kitchen is the heart of the home, complete with quartz countertops throughout, a large island, upgraded finishes, built-in microwave, and stylish designer details inspired by the Wild North aesthetic. Upstairs, you'll find spacious bedrooms, convenient upper-floor laundry, and a smart layout designed for growing families, professionals, or first-time buyers. The separate side entrance provides added flexibility and future potential, while the rear detached garage offers convenience and additional storage. Enjoy living minutes from the Bow River pathways, Spray Lakes Recreation Centre, local shopping, schools, and the Cochrane Golf Club. With designer finishes, an incredible location, and the quality craftsmanship Rohit Homes is known for, this home is the perfect blend of style, function, and community living.