



GRASSROOTS
REALTY GROUP

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**76 Shale Avenue
Cochrane, Alberta**

MLS # A2322045



\$749,000

Division:	Greystone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,843 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Samsung Frame TV. Natural gas bbq. Rock climbing wall.

Welcome to this beautifully upgraded family home in the sought-after community of Greystone. Built in 2024 and offering over 2,400 sq. ft. of thoughtfully designed living space, this home combines modern style, exceptional functionality, and the comfort today's families are looking for. Situated on a spacious 4,600 sq. ft. corner lot, this meticulously maintained home is finished from top to bottom and showcases quality craftsmanship throughout. The bright and inviting main floor features rich hardwood flooring, oversized windows that flood the home with natural light, custom light fixtures, bespoke smart appliances and stunning quartz countertops throughout. The open-concept layout creates the perfect space for everyday living and entertaining alike. Upstairs, you'll find a spacious bonus room positioned at the heart of the home, creating an ideal gathering space for movie nights, homework sessions, or simply relaxing together. The generous bedrooms and oversized tubs provide comfort and convenience, while the luxurious primary suite offers a peaceful retreat complete with a beautiful soaking tub. The fully finished basement has been designed with family living in mind. Children will love the dedicated play area featuring a finished reading cave under the stairs, rock climbing wall, and monkey bars, while adults can enjoy the custom gym space with rubber flooring and specialty lighting. A fourth bedroom or home office, full bathroom, and extensive storage space complete the lower level. For added comfort and efficiency, the basement includes a thermal subfloor beneath premium underpadding and carpet. Outside, the professionally landscaped and fully fenced backyard creates a private oasis for relaxing and entertaining. Enjoy summer evenings on the beautiful deck overlooking the yard, with additional storage provided by a conveniently

tucked-away storage shed. The oversized, fully finished garage features a durable polyspartic floor coating, offering both functionality and a polished appearance. Location is everything, and this home delivers. Enjoy walking distance to multiple playgrounds, the SLS Centre, Co-op, restaurants, shopping, and scenic Bow River pathways and trails. Everything your family needs is just steps from your front door.