



103 Mill Road
Cochrane, Alberta

MLS # A2322483



\$529,900

Division:	Greystone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,524 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: None

**** Open House Saturday June 27th 1-2pm **** Welcome to 103 Mill Road in the vibrant, family-friendly community of Greystone! Situated on a desirable corner lot directly across from a park and playground, this beautifully maintained duplex offers the perfect blend of comfort, convenience, and low-maintenance living. Enjoy your morning coffee from the front porch while watching the kids play just steps away. Inside, you'll find a bright open-concept main floor featuring a spacious living room, large kitchen, upgraded appliances, and plenty of room for entertaining. The home offers 3 bedrooms, 2.5 bathrooms, a versatile bonus room, and an upstairs laundry closet for added convenience. Thoughtful upgrades include triple-pane windows with upgraded privacy tint, zebra blinds throughout, and a separate side entrance to the basement, providing future development potential. Outside, the fully fenced yard is completely maintenance-free with decorative rock landscaping in both the front and back, plus a poured concrete patio space perfect for relaxing or hosting guests. A detached double rear garage completes the package. Located within walking distance to the SLS Centre, Bow River pathways, multiple playgrounds, grocery stores, and the golf course, this home delivers an unbeatable lifestyle in one of Cochrane's most sought-after communities.