



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

225 Vantage Drive
Cochrane, Alberta

MLS # A2346666

\$459,900

Division:	Greystone		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,509 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Op		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		
Inclusions:	HRV, Garage Remote(2)		

BRAND NEW + IMMEDIATE POSSESSION | DOUBLE GARAGE | NO CONDO FEES | NO GST FOR ELIGIBLE FTHB. Brand new, never lived in, and ready for you now, on a quiet Greystone street with a playground just steps away. This 1,509 sq. ft. freehold home sits on its own titled lot, so there are no condo fees, ever. A \$300 monthly fee would add up to \$90,000 over 25 years, before any increases. Here, it's zero. Out back, the double detached garage and rear driveway give you up to four off-street spots: both vehicles out of the snow, and a real home for the bikes, skis and camping gear. Buying your first home? You may be eligible for the First Time Home Buyers GST Rebate of approximately \$21,900 on this list price. Why wait a year to build when this one is done, with immediate possession available? Step inside and the main floor opens from the sunny south-facing front window straight through to the kitchen, where everyone ends up: warm stained shaker cabinets, quartz counters, subway tile, a pantry, and a big island with an undermount double sink. Stainless appliances go in before possession. Wide-plank floors and pot lights run throughout, with a powder room at the front for guests and a mudroom at the back where the boots and backpacks land. Upstairs are three bedrooms, two full baths, and laundry on the bedroom level. The primary has a walk-in closet and an ensuite with dual sinks and a glass walk-in shower. The unfinished basement adds more than 700 sq. ft. with large grade-level windows, and the builder's plans lay out two more bedrooms, a full bath, and a family room. You develop it, and you're at about 2,225 sq. ft. The backyard is fenced and sodded with a concrete walk to the gate. Weeknights mean Bow River pathways, parks, tennis and pickleball, the SLS Centre, schools and shopping. Weekends mean the mountains:

Canmore is about an hour, and Banff just 15 min past that. Downtown Calgary is about 30. Some photos are digitally staged.