



GRASSROOTS
REALTY GROUP

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**246 Greystone Boulevard
Cochrane, Alberta**

MLS # A2348173



\$541,900

Division:	Greystone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,603 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Other		

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:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	None		

**** Open House at Show Home - 78 Agate Road, Cochrane - October 1st 1-3pm, October 2nd 3-6pm, October 3rd 2-5pm and October 4th 2-5pm ** Eligible First Time Buyers Save 5% with new government GST rebate **** Welcome to this beautifully crafted duplex - Landon model by Rohit Homes, situated in the vibrant and rapidly growing community of Greystone in Cochrane. This home is an excellent fit for families, first-time buyers, or anyone looking to right-size without compromising on style or versatility. Offering 3 bedrooms, 2.5 bathrooms, and over 1,600 sq. ft. of well-designed living space, this brand-new home features a bright, open-concept main floor with 9' ceilings and a seamless connection between the kitchen, dining, and living areas—ideal for both daily living and entertaining. The contemporary kitchen serves as the focal point, complete with quartz countertops, a central island, and modern cabinetry that blend practicality with sophisticated design. Upstairs, the spacious primary suite includes a private ensuite and generous closet space, complemented by two additional bedrooms and a full bathroom—ideal for kids, guests, or a home office. A convenient upper-floor laundry room adds to the everyday ease of living. An attached front double garage offers convenience and additional storage. Set in the dynamic community of Greystone you'll enjoy quick access to parks, schools, scenic pathways, local amenities, and major routes—making commuting to Calgary or weekend escapes to the mountains a breeze. Don't miss your chance to live in this stylish and functional quadplex in one of Cochrane's most desirable new neighborhoods—schedule your private showing today!

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