



GRASSROOTS
REALTY GROUP

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27 Nova Road
Cochrane, Alberta

MLS # A2348724

\$529,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,634 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, See Remarks		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-MID
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: \$5000 BUILDER APPLIANCE CREDIT

Discover Sky Ranch, a thoughtfully planned new community just minutes from Cochrane, surrounded by wide-open Alberta skies and natural beauty. Enjoy scenic pathways, greenspaces, an impressive elevated playground, nearby off-leash dog park, and convenient access to Cochrane, Calgary and the mountains. With 1,634 square feet of open-concept living space, the 'Richmond-D' is built with your growing family in mind. This duplex features 3 bedrooms, 2.5 bathrooms, a SIDE ENTRY, and a front-attached garage. Enjoy extra living space on the main floor with the laundry room on the second floor. The 9-foot ceilings and quartz countertops throughout blend style and functionality for your family to build endless memories. ****PLEASE NOTE**** PICTURES ARE OF SIMILAR HOMES; ACTUAL HOMES, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.