



GRASSROOTS
REALTY GROUP

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152 Sky Ranch Drive
Cochrane, Alberta

MLS # A2350742

\$499,900

Division:	NONE		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,706 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MID
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions: \$5000 BUILDER APPLIANCE CREDIT

THE DOVER-T BY AKASH HOMES OFFERS A SMART, FAMILY-FRIENDLY LAYOUT WITH A MAIN-FLOOR DEN, UPSTAIRS BONUS ROOM & SEPARATE SIDE ENTRANCE! The open-concept main floor features 9' ceilings, French-imported laminate flooring, and a spacious great room designed for comfortable everyday living and entertaining. The modern kitchen features quartz countertops and plenty of prep and storage space, while the main-floor den provides a flexible space for a home office, study, or playroom. Upstairs, enjoy three well-sized bedrooms, a versatile bonus room, convenient laundry, and a spacious primary retreat with a walk-in closet and private ensuite. Located in Sky Ranch, surrounded by wide-open Alberta skies, pathways and greenspaces, with convenient access to Cochrane, Calgary and the mountains. PLUS A \$5,000 APPLIANCE CREDIT! PLEASE NOTE PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.