



GRASSROOTS
REALTY GROUP

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111, 156 Park Street
Cochrane, Alberta

MLS # A2351679

\$479,900

Division:	Greystone		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,324 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2
Garage:	Enclosed, Secured, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Level		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 256
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board, Composite Siding	Zoning:	R-HD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting		

Inclusions: None

BRAND NEW 3 BEDROOM TOWNHOUSE | ATTACHED GARAGE | LOW CONDO FEES | AIRBNB FRIENDLY | APPROX. 30 MINUTES TO CALGARY | 45 MINUTES TO CANMORE | CORNER UNIT | GREEN SPACE + RIVER VIEWS | Welcome to this brand new 3 bedroom, 2 bathroom townhouse in Vertos, a thoughtfully designed development in the desirable community of Greystone, Cochrane. Featuring modern finishes, a functional multi level layout, an attached garage, and low condo fees, this property is an excellent opportunity for first time buyers, families, downsizers, or investors seeking a low maintenance property with short term rental potential. Upon entry, you are welcomed by a convenient foyer with direct access to the attached garage, complete with additional storage space. Head upstairs to discover a bright and inviting living room featuring a large window that fills the space with natural light. Just behind the living area is a well appointed kitchen featuring quartz countertops, stainless steel appliances, ample cabinetry, and plenty of storage space. The functional layout offers both style and convenience, making it ideal for everyday cooking and entertaining. A dedicated storage closet adds further convenience to this level. Continuing down the hallway, you will find a four-piece bathroom, a generously sized bedroom, and a convenient in-unit laundry area. The upper level offers two additional bedrooms and another well-appointed four-piece bathroom. The primary bedroom features dual closets, providing ample storage, while the second bedroom offers direct access to a private balcony, an ideal spot to enjoy your morning coffee or unwind at the end of the day. Enjoy added peace of mind with a builder-provided Certified New Home Warranty Program, offering warranty coverage for your new home. Location is another standout

feature. Greystone is a growing master-planned community offering access to parks, playgrounds, Bow River pathways, pickleball courts, baseball diamonds, and the nearby SLS Family Sports Centre, featuring swimming, skating, fitness, and recreational facilities. Grocery shopping, restaurants, caf  s, and other everyday amenities are conveniently located nearby, while historic Downtown Cochrane offers charming local shops, dining, and entertainment just minutes away. Enjoy the best of both worlds with Cochrane's welcoming small-town atmosphere and convenient access to Calgary, approximately 30 minutes away, and Canmore, approximately 45 minutes away. Whether you're commuting to the city, exploring the Rocky Mountains, or enjoying the surrounding outdoor recreation, this location offers excellent lifestyle appeal. Located within Vertos, a spectacular development by the Ocgrow Group spanning approximately 156 acres, this property combines modern living with a growing community designed around everyday convenience. Whether you're searching for your first home, a low-maintenance lifestyle, or an investment opportunity, this brand-new townhouse is one to consider. Book your showing today!