

305, 156 Park Street  
Cochrane, Alberta

MLS # A2164540

## \$425,000



<b>Division:</b>	Greystone		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	881 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 256
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Welcome to this stunning, move-in-ready Townhouse in the desirable town of Cochrane . This 3-bedroom, 2-bathroom unit offers 881 sq ft of functional, open-concept living space, perfect for first-time buyers, downsizers, or investors. The living area is bathed in natural light, thanks to large windows creating a bright, airy atmosphere. Enjoy a beautiful view from your private balcony, the perfect space to unwind or entertain. The modern kitchen is equipped with stainless steel appliances, ample cabinetry, and a spacious breakfast bar for casual dining. There are 3 bedrooms upstairs and the 4-piece bathroom is beautifully appointed. The upstairs laundry and storage add convenience to this well-designed layout. Located close to shops, restaurants, and other amenities , this unit offers the best of small-town charm with easy access to the city.