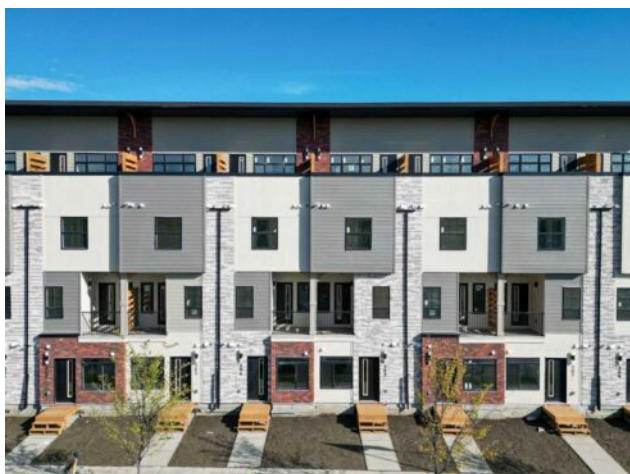


312, 156 Park Street
Cochrane, Alberta

MLS # A2165543



\$519,900

Division:	Greystone		
Type:	Residential/Five Plus		
Style:	Stacked Townhouse		
Size:	1,309 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 256
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

Welcome to a home where contemporary elegance meets every day comfort, coupled with an opportunity for outdoor lifestyle living. This one a kind community is your chance to experience waterfront living with quick access to the Rocky Mountains. Stepping into the unit, you will find an open concept floorplan with 9' ceilings throughout all of the living areas, luxury wide plank flooring, and the ability to choose from designer selected colour schemes - Mocha and Caramel, to best suit your preferred style. Moving into the well designed kitchen, you will find quartz stone countertops with soft close drawers, upgraded stainless steel appliances, as well as an overhanging kitchen island for extra counter space. Continuing further into the unit, you will find 3 spacious bedrooms and 2 bathrooms with contemporary plumbing fixtures, stoned tiled flooring, and quartz countertops. You will also have a single attached garage with an additional parking pad for any additional parking. Sit back and relax with your sun filled waterfront views on your private deck and enjoy your evenings walking through the garden pathways and parks nearby. Being in prime location, the community will be surrounded by various large retailers including one of Canada's flagship Co-op grocery store locations. The Spray Lakes Sports Centre is just minutes away and the accessibility to the Rocky Mountains provides you with a great opportunity for your outdoor adventures. Don't miss out on your chance to be a part of Cochrane's fast paced growth!