

**56 Shale Avenue  
Cochrane, Alberta**

**MLS # A2166695**



## \$554,900

<b>Division:</b>	Greystone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,454 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Parking Pad, Rear Drive, RV Access/Parking		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RMX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Wired for Data

**Inclusions:** NA

BRAND NEW HOME by Douglas Homes, Master Builder in central Greystone, short walking distance to parks, the Bow River, major shopping & interconnected pathway system. Featuring the Victoria with separate side entry on an R-MX zoned home site for POTENTIAL, future, lower level suite. NOTE: a secondary suite would be subject to approval and permitting by the city/municipality. This gorgeous 3 bedroom, 2 & 1/2 half bath home offers over 1400 sq ft of living space. This home is located on a Shale Avenue which provides easy, close access a Kids Play Park, the Bow River & the interconnective pathway system perfect for those looking for a outdoor lifestyle. Loads of upgraded, DESIGNER features in this beautiful, open floor plan. The main floor greets you with a grand, glazed 8' front door & side lite, soaring 9' ceilings, oversized windows & 8' 0" passage doors. Distinctive Engineered Hardwood floors flow through the Foyer, Hall, Great Room, Kitchen & Nook adding a feeling of warmth & style. The Kitchen is completed with an oversized entertainment island (8'6" single level island) & breakfast bar, over height closet pantry, Quartz Countertops, 42" Cabinet Uppers accented by closed-in, painted bulkhead above, Bank of Pots & Pans Drawers, soft close doors & drawers throughout, new stainless appliance package including Fridge, Microwave/Hood Fan combo over the stove, self clean, smooth top electric Range, & built-in Dishwasher. The main floor is completed with open Great Room & Nook finished with over height windows, full French rear entry door & closet, and 1/2 bath. Great Room is complimented by a Napoleon "Entice" fireplace. The "U" shaped stairway to the second floor is accented with metal spindle railing & includes an open to the second floor feature creating a feeling of spaciousness. Upstairs you'll find a well sized Primary

Bedroom with 4 piece Ensuite includes two separate Quartz vanities with undermounted sinks & drawer, oversized 5'0" x 3'0" shower & ceramic tile flooring. There is also a nice sized walk-in closet accessed through the Ensuite. The 2nd floor is completed with two additional good sized bedrooms with roomy double door closets. The 2nd & 3rd bedrooms have easy access to the main the bath with Quartz countertop, undermounted sink with drawer, combination tub/shower & tile flooring. You will love the convenience of the 2nd Floor Laundry complete with ceramic floor tile. This is a very popular plan, great for young families, investors or the down sizing crowd. Spacious, Beautiful and Elegant! The perfect place for your perfect home with the Perfect Fit. Call today! Photos are from prior build & are reflective of fit, finish & included upgrades. Note: Front elevation of home & interior photos are for illustration purposes only. Actual elevation style, interior colors/finishes may be different than shown & the Seller is under no obligation to provide them as such.