

77 Shale Avenue
Cochrane, Alberta

MLS # A2242214



\$689,900

Division:	Greystone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,594 sq.ft.	Age:	2023 (2 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: NA

Why wait to build when you can have your dream home here and now? Welcome home to a newly finished 5-bedroom home in Greystone, one of Cochrane's most desirable new neighbourhoods. Located on a sunny corner lot, you'll enjoy added privacy with only one direct neighbour and the benefit of extra natural light flowing through the home's many large windows. Step inside to a bright, neutral palette open-concept layout featuring a stylish kitchen and dining area with direct access to the deck and fully fenced backyard. Perfect for hosting, gardening, or simply enjoying the outdoors. The cozy fireplace with mantle in the living room adds a warm and welcoming touch, ideal for family nights or entertaining. Upstairs, you'll find three spacious bedrooms, including a generous primary with pocket office with window, full ensuite and two more bedrooms + a second full bathroom. The fully finished basement offers even more room with two more bedrooms, a bathroom, and space for a home gym, office, or recreation area, whatever suits your lifestyle. This home is still protected under the Alberta New Home Warranty (2/5/10) for added peace of mind. The location is unbeatable, with easy walking access to downtown Cochrane, the future Co-op, the SLS Rec Centre, and the Bow River pathways for biking, running, or strolling with your dog. Don't miss this opportunity to own a move-in ready, fully finished home in a growing, connected community. 5-bedroom homes are truly hard to come by at this price point!