

**118, 156 Park Street  
 Cochrane, Alberta**

**MLS # A2310718**



**\$399,900**

|                  |                                        |               |                  |
|------------------|----------------------------------------|---------------|------------------|
| <b>Division:</b> | Greystone                              |               |                  |
| <b>Type:</b>     | Residential/Five Plus                  |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                     |               |                  |
| <b>Size:</b>     | 1,393 sq.ft.                           | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 3                                      | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Single Garage Attached                 |               |                  |
| <b>Lot Size:</b> | -                                      |               |                  |
| <b>Lot Feat:</b> | Few Trees, Other, Views, Zero Lot Line |               |                  |

|                    |                                                                                 |                   |        |
|--------------------|---------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                         | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                                                                     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                 | <b>Condo Fee:</b> | \$ 307 |
| <b>Basement:</b>   | None                                                                            | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                 | <b>Zoning:</b>    | R-HD   |
| <b>Foundation:</b> | Poured Concrete                                                                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows |                   |        |

**Inclusions:** n/a

**INVESTORS ALERT!** This brand new 3 bedroom, 2 bathroom home is perfectly positioned in one of Cochrane's most desirable walkable communities, directly across from the community recreation centre, outdoor fitness park, bow river, and walking distance from shopping centres. Enjoy the convenience of having everyday amenities just steps from your door, while still being only 20 minutes to Calgary and approximately 40 minutes to Banff. Inside, you'll find a bright, open concept layout featuring 9 ft ceilings, luxury vinyl plank flooring, and an abundance of natural light. The thoughtfully designed kitchen showcases quartz countertops, soft close cabinetry, premium stainless steel appliances, and a large central island that's perfect for entertaining or everyday living. The spacious primary retreat is complemented by two additional bedrooms and two beautifully finished full bathrooms, complete with quartz vanities, stone tile flooring, and contemporary fixtures throughout. Additional features include a single attached garage, a parking pad, and a private balcony where you can relax & take in peaceful pond views and stunning mountain vistas. Whether you're grabbing coffee, shopping for groceries at Co-op, dining at nearby restaurants, or enjoying the countless parks and pathways, everything you need is within easy reach. Book your private showing today!