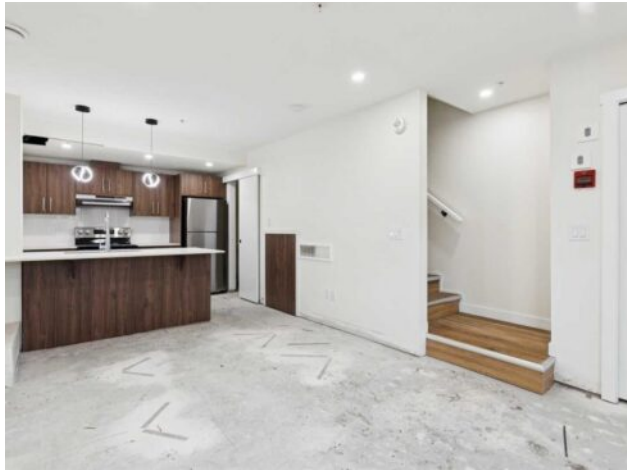


**305, 156 Park Street**  
**Cochrane, Alberta**

**MLS # A2321135**



**\$249,800**

<b>Division:</b>	Greystone		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	875 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Paved, Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	City Lot		

<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>	\$ 175
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-HD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** None

**FULLY INSURED RESTORATION IN PROGRESS | BELOW MARKET VALUE | PRIME INVESTMENT OPPORTUNITY** Welcome to this modern stacked townhome in the growing and highly walkable community of Greystone in Cochrane, an excellent opportunity for first-time buyers, downsizers, or investors. Offering a functional 2-bedroom + den layout, 2 full bathrooms, and approximately 875 square feet, this contemporary home is designed for low-maintenance living with everyday convenience. Currently undergoing insurance restoration and remediation, this property is being sold as-is, where-is. The seller confirms that all approved restoration work will be fully completed through insurance by Q Construction Management. In addition, the entire building is currently undergoing restoration and renovation by Q Construction Management, adding long-term value and renewed peace of mind for future owners. This creates a rare opportunity to purchase below market value for a quick sale while benefiting from a fully restored unit and building upon completion. Previously tenant-occupied and generating \$1,600/month in rental income, this property presents excellent investment potential for buyers looking to expand their portfolio or secure a future income-producing property. Built by OcGrow Group in the sought-after Vertos development, this bright unit offers a smart and functional layout with plenty of natural light throughout. The open-concept main living area features a stylish kitchen with sleek cabinetry, quartz countertops, stainless steel appliances, and seamless flow into the living and dining areas. The upper-floor balcony extends your living space outdoors, making it the perfect spot for morning coffee or evening relaxation. The upper level also includes a versatile den/flex space, ideal for a home office, guest area, or study, along with a full 4-piece bathroom.

Upstairs, you'll find two well-positioned bedrooms for added privacy, another full bathroom, and convenient upper-floor laundry. Located in one of Cochrane's most amenity-rich new communities, you are just steps away from the new CO-OP grocery store, gas station, restaurants, cafes, health services, vet clinic, ball diamonds, pickleball courts, scenic walking paths, Spray Lake Sawmills Centre, and the beautiful Bow River. This is truly a neighbourhood designed for living, working, and playing. Whether you're looking for your first home, downsizing, or adding to your investment portfolio, this is a great value opportunity in one of Cochrane's most vibrant and desirable new communities. Don't miss your chance to secure this property at an exceptional price.