

\$499,900 - 309, 156 Park Street, Cochrane

MLS® #A2228982

\$499,900

3 Bedroom, 2.00 Bathroom, 1,328 sqft

Residential on 0.00 Acres

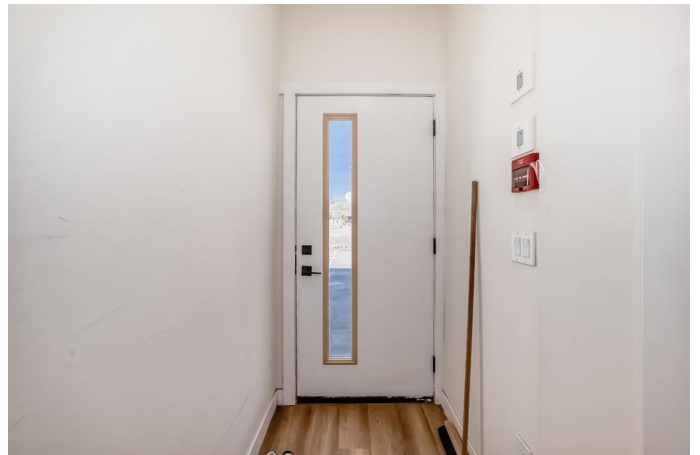
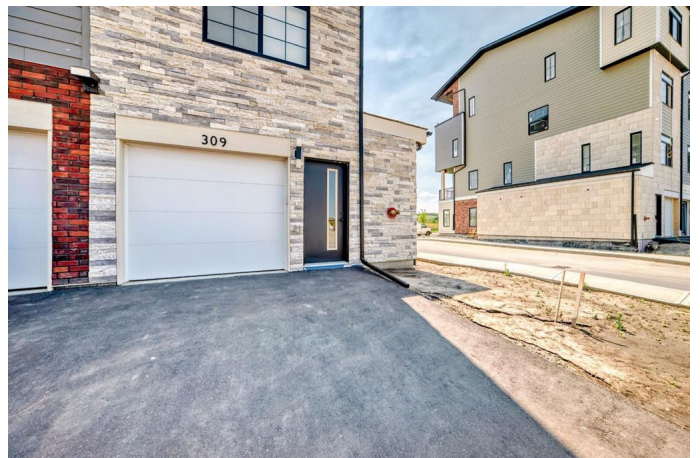
Greystone, Cochrane, Alberta

****Discover the Perfect Balance of Contemporary Living and Outdoor Adventure****
Welcome to a home where modern elegance meets everyday comfort, all within a vibrant community setting and just a stone's throw from the Rocky Mountains. This one-of-a-kind property offers the ideal blend of functionality, privacy, and accessibility, making it perfect for families, professionals, investors, or anyone seeking a stylish retreat in a fast-growing area.

Step inside to experience an open-concept main floor featuring 9' ceilings throughout the living areas and luxurious wide-plank flooring. The well appointed kitchen boasts sleek quartz stone countertops, upgraded stainless steel appliances, soft-close drawers, and a spacious island for extra counter space. Adjacent to the kitchen, the cozy living and dining areas provide the perfect place for entertaining or relaxing.

This home offers three spacious bedrooms, with the main floor featuring a large bedroom and a full bathroom—ideal for single-level living needs. Upstairs, you'll find two additional bedrooms, including the large primary bedroom with dbl closets, both enjoying plenty of natural light. The upper floor also includes a beautiful sunny balcony, perfect for enjoying the outdoors, and south views towards the Bow River.

The bathrooms throughout the home are



equipped with contemporary plumbing fixtures, luxury vinyl plank flooring, and quartz countertops, adding to the home's modern design. For added convenience, the unit includes a single attached garage with direct access to the home, along with an additional parking pad for guests or extra vehicles.

Step outside to your private deck and enjoy the sun-filled views, or take a stroll through the garden pathways and nearby parks. Located in a prime location, this community offers easy access to the Spray Lakes Sports Centre, outdoor adventures, and major retailers, including one of Canada's flagship Co-op future grocery store locations. Parks are right across the street, ensuring outdoor recreation is just steps away.

With quick access to the Rocky Mountains and all the amenities you need within reach, this home presents an incredible opportunity to be part of Cochrane's fast-paced growth. Whether you're looking for a home to settle into or a smart investment in a thriving community, this property won't last long. Don't miss your chance to experience living and outdoor lifestyle at its finest! Currently tenant occupied at \$2400/mo. Lease ends Aug. 31, 2025, but may be available sooner. Immediate possession available if assuming tenant. Call today!

Built in 2024

Essential Information

MLS® #	A2228982
Price	\$499,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,328

Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	309, 156 Park Street
Subdivision	Greystone
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3H3

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Front Yard, Landscaped, Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2025
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Days on Market	6
Zoning	R-HD

Listing Details

Listing Office	TREC The Real Estate Company
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