

# \$479,900 - 312, 156 Park Street, Cochrane

MLS® #A2238343

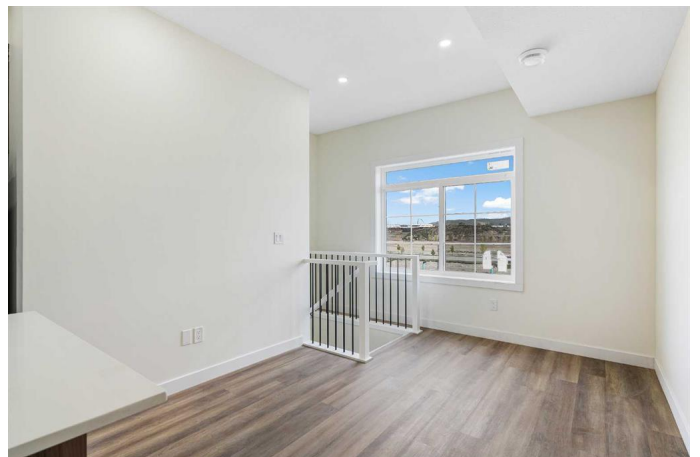
**\$479,900**

3 Bedroom, 2.00 Bathroom, 1,309 sqft

Residential on 0.00 Acres

Greystone, Cochrane, Alberta

Welcome to a home where contemporary elegance meets every day comfort, coupled with an opportunity for outdoor lifestyle living. This one a kind community is your chance to experience waterfront living with quick access to the Rocky Mountains. Stepping into the unit, you will find an open concept floorplan with 9' ceilings throughout all of the living areas, luxury wide plank flooring, and the ability to choose from designer selected colour schemes - Mocha and Caramel, to best suit your preferred style. Moving into the well designed kitchen, you will find quartz stone countertops with soft close drawers, upgraded stainless steel appliances, as well as an overhanging kitchen island for extra counter space. Continuing further into the unit, you will find 3 spacious bedrooms and 2 bathrooms with contemporary plumbing fixtures, stoned tiled flooring, and quartz countertops. You will also have a single attached garage with an additional parking pad for any additional parking. Sit back and relax with your sun filled waterfront views on your private deck and enjoy your evenings walking through the garden pathways and parks nearby. Being in prime location, the Greystone community will be surrounded by various large retailers including one of Canada's flagship Co-op grocery store locations - future of live, work, play in Western Canada's #1 fastest-growing region. Walking distance to Ocgrow's Greystone Place Commercial retail centre - with all of your favourite restaurants, coffee



shops and amenities nearby. The Spray Lakes Sports Centre is just minutes away and the accessibility to the Rocky Mountains provides you with a great opportunity for your outdoor adventures. Don't miss out on your chance to be a part of Cochrane's fast paced growth in beautiful community of Greystone.

Built in 2024

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2238343          |
| Price          | \$479,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,309             |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 312, 156 Park Street |
| Subdivision | Greystone            |
| City        | Cochrane             |
| County      | Rocky View County    |
| Province    | Alberta              |
| Postal Code | T4C 2B8              |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Park, Day Care         |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

**Interior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters               |
| Appliances        | Built-In Electric Range, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Baseboard, Natural Gas                                                               |
| Cooling           | Central Air                                                                          |
| Basement          | None                                                                                 |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Other           |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 9               |
| Zoning         | TBD             |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | PropZap Realty |
|----------------|----------------|

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