

\$569,900 - 21 Shale Avenue, Cochrane

MLS® #A2199579

\$569,900

3 Bedroom, 2.00 Bathroom, 1,630 sqft
Residential on 0.08 Acres

Greystone, Cochrane, Alberta

** Open House at Greystone showhome - 498 River Avenue; Mar. 14th 3:30-5:30pm, Mar. 15th 1-4pm and Mar. 16th 12-3pm ** Welcome to the Hudson, a charming laned home boasting 1630 square feet of carefully designed living space on a prime corner lot. This beautiful residence, brought to you by Rohit Homes, greets you with a double paved parking pad in the back for convenience and accessibility. Step into the heart of the home, where the spacious kitchen steals the spotlight with its floor-to-ceiling cupboards and sleek quartz countertops, providing ample storage and a stylish cooking environment. The open concept layout, adorned with large triple-pane windows, fills the home with natural light and creates a welcoming atmosphere. The Hudson features three bedrooms, 2.5 baths, and an upstairs laundry room for added convenience. The master suite is a luxurious retreat with a 5-piece ensuite bathroom, offering a perfect blend of comfort and elegance. Designed by a local interior designer, the home showcases a thoughtful and aesthetically pleasing interior, making every corner a delight to the eye. The Hudson is not just a home; it's a lifestyle. The inclusion of a side entrance adds flexibility and potential for customization, allowing you to tailor the space to your unique needs. Whether you're entertaining guests in the open living spaces or enjoying a quiet evening in the master suite, this home caters to a variety of lifestyles. With Rohit Homes' commitment to quality craftsmanship and attention to detail,



the Hudson promises a blend of functionality and aesthetics, creating a haven you'll be proud to call home. Photos are representative from a previous build.

Built in 2024

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2199579 |
| Price | \$569,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,630 |
| Acres | 0.08 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 21 Shale Avenue |
| Subdivision | Greystone |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 3G6 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 2 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating | Forced Air |

| | |
|--------------|------------------|
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Other |
| Lot Description | Back Yard, Backs on to Park/Green Space, Corner Lot |
| Roof | Asphalt |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 13th, 2025 |
| Days on Market | 1 |
| Zoning | tbd |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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