

# \$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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