



37 Shale Avenue Cochrane Alberta

\$614,900

Welcome Home to 37 Shale Ave, the HUDSON by award winning Rohit Homes with a full Front East facing PORCH for morning coffee and a WEST backyard located PLUS an ADDITIONAL side entrance, in the up & coming well sought after community of Greystone, within walking distance to all amenities - restaurants, groceries, movie theatre etc plus the Bow River, plenty of walking trails, off-leash dog park & Spray Lakes sports complex.....with more amenities to be built in the near future. Your new 2 story single family home has an open-plan concept with beautiful herringbone vinyl flooring, 9ft ceilings, triple-pane windows and is well-appointed with stunning upgraded finishings that Rohit is known for. Your home is finished in Rohits newest designer interior, Neo Classical Revival - Truly timeless, this Designer Interior(TM) pays homage to historical and architectural design elements, celebrating the highest standard in luxury, taste &, elegance. If you're looking for something that feels curated, look no further - completed with all the usual Rohit upgrades that come as standard from lighting, faucets, baseboards/trim, hardware, Triple pane windows, All SS appliances plus washer & dryer, fully landscaped with grass front, side and rear and concrete (not gravel) parking pad. Your home begins with a large living room leading towards your dining room & kitchen with a generous quartz peninsula breakfast bar, stainless steel appliances & 42" Upper Cabinets. Completing the main floor is your half bath discreetly positioned through a vestibule with built in shelving. Upstairs you find your primary suite with dual closets PLUS a walk-in closet & a beautiful 5pc ensuite with quartz counter top dual sink vanity, separate soaker tub and glass shower; Two more good size bedrooms, 4pc family bath with quartz counter and an ample sized laundry room complete with a front load wash...

Living room 17.50 Ft x 13.50 Ft

Kitchen 13.92 Ft x 10.00 Ft

Dining room 13.92 Ft x 10.00 Ft

2pc Bathroom Measurements not available

Primary Bedroom 13.33 Ft x 11.00 Ft

Bedroom 12.67 Ft x 10.00 Ft

Bedroom 10.92 Ft x 10.00 Ft

Laundry room 8.67 Ft x 5.58 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
CIR Realty



See

Mirror

100, 707-10 AVE. SW , Calgary, AB,
T2R 0B3

Phone: 403-969-0267
arobinson@cirrealty.ca