



## 56 Shale Avenue Cochrane Alberta

\$554,900

BRAND NEW HOME by Douglas Homes, Master Builder in central Greystone, short walking distance to parks, the Bow River, major shopping & interconnected pathway system. Featuring the Victoria with separate side entry on an R-MX zoned home site for POTENTIAL, future, lower level suite. NOTE: a secondary suite would be subject to approval and permitting by the city/municipality. This gorgeous 3 bedroom, 2 & 1/2 half bath home offers over 1400 sq ft of living space. This home is located on a Shale Avenue which provides easy, close access a Kids Play Park, the Bow River & the interconnective pathway system perfect for those looking for a outdoor lifestyle. Loads of upgraded, DESIGNER features in this beautiful, open floor plan. The main floor greets you with a grand, glazed 8' front door & side lite, soaring 9' ceilings, oversized windows & 8' 0" passage doors. Distinctive Engineered Hardwood floors flow through the Foyer, Hall, Great Room, Kitchen & Nook adding a feeling of warmth & style. The Kitchen is completed with an oversized entertainment island (8'6" single level island) & breakfast bar, over height closet pantry, Quartz Countertops, 42" Cabinet Uppers accented by closed-in, painted bulkhead above, Bank of Pots & Pans Drawers, soft close doors & drawers throughout, new stainless appliance package including Fridge, Microwave/Hood Fan combo over the stove, self clean, smooth top electric Range, & built-in Dishwasher. The main floor is completed with open Great Room & Nook finished with over height windows, full French rear entry door & closet, and 1/2 bath. Great Room is complimented by a Napoleon "Entice" fireplace. The "U" shaped stairway to the second floor is accented with metal spindle railing & includes an open to the second floor feature creating a feeling of spaciousness. Upstairs you'll find a well sized Primary Bedroom with 4 piece Ensuite includes two...

4pc Bathroom Measurements not available

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Great room 14.00 Ft x 12.67 Ft

Kitchen 12.00 Ft x 9.50 Ft

Breakfast 11.08 Ft x 10.83 Ft

2pc Bathroom Measurements not available

Primary Bedroom 12.83 Ft x 12.67 Ft

Bedroom 10.67 Ft x 9.83 Ft

Bedroom 9.67 Ft x 10.92 Ft

Listing Presented By:



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**Mirror**

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