



# 178 Greystone Boulevard Cochrane Alberta

\$534,900

**\*\*Open House 498 River Ave - Rohit Showhome\*\*** Located in the desirable community of Greystone, this Landon model duplex offers over 1,600 square feet of thoughtfully designed living space and is perfect for first-time homebuyers or growing families. The home features a double attached garage and a welcoming large foyer that creates an inviting first impression. The main floor boasts a functional and stylish kitchen complete with a central island, seamlessly flowing into the bright dining area and spacious living room. Large windows fill the space with natural light, creating an open and airy feel. A convenient powder room completes the main level. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat with a walk-in closet and private ensuite bathroom. A versatile flex room provides the perfect space for lounging, a home office, gaming area, or playroom. Upper floor laundry adds everyday convenience, and a linen closet offers additional storage. Natural light continues throughout the upper level, enhancing the home's warm and comfortable atmosphere. The full unfinished basement offers endless potential to design the space to suit your lifestyle. With a separate entry and plenty of room, it's ideal for a future gym, media room, flex space, home office, or additional living area -- the possibilities are yours to create. This beautifully designed duplex in Greystone combines functionality, comfort, and modern living in a fantastic location. (id:6769)

Kitchen 8.67 Ft x 14.75 Ft  
Living room 12.25 Ft x 13.67 Ft  
Pantry 4.08 Ft x 2.33 Ft  
2pc Bathroom 5.00 Ft x 5.17 Ft  
Other 9.67 Ft x 5.50 Ft  
Dining room 8.67 Ft x 9.00 Ft  
Other 9.75 Ft x 10.00 Ft  
Bedroom 10.08 Ft x 11.58 Ft

4pc Bathroom 8.58 Ft x 4.92 Ft  
Laundry room 3.50 Ft x 5.92 Ft  
Bonus Room 7.83 Ft x 8.67 Ft  
Primary Bedroom 12.83 Ft x 12.50 Ft  
5pc Bathroom 8.67 Ft x 8.08 Ft  
Other 4.92 Ft x 7.92 Ft  
Bedroom 10.42 Ft x 12.83 Ft

Listing Presented By:



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<http://mattgreenham.exprealty.com/>

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