



33 Shale Avenue Cochrane Alberta

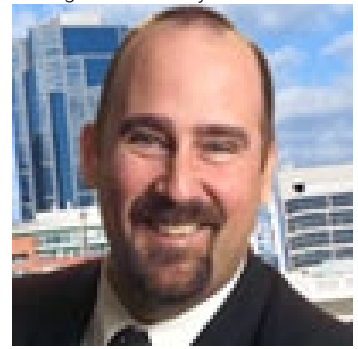
\$554,000

OPEN HOUSE THIS SUNDAY, MARCH 15th, FROM 1-4PM Welcome to 33 Shale Ave, located in the highly desirable Greystone community, this 2024 built, bright and beautifully finished home offers a modern layout, thoughtful design, and fantastic future potential. The main floor features a warm and inviting living room with wide plank flooring and large windows, flowing seamlessly into a stylish kitchen complete with quartz countertops, sleek cabinetry, stainless steel appliances, a large peninsula with seating, and contemporary pendant lighting. The adjacent dining area is filled with natural light and offers plenty of space for hosting, while a convenient 2-piece bathroom completes this level. Upstairs, the primary bedroom provides a comfortable retreat with a walk-in closet and a stunning ensuite featuring dual sinks, modern finishes, and a spa-inspired feel. Two additional bedrooms are well-sized and versatile, ideal for children, guests, or a home office, and are complemented by a full bathroom. A conveniently located upper-level laundry room adds everyday functionality. The basement is an open, unfinished space ready for your personal vision, offering room for a future recreation area, additional bedroom, or home gym, along with ample storage. Outside, the backyard provides space to enjoy the outdoors complete with a poured rear parking pad measuring 20'x22', ready for future garage development, adding long-term value and convenience. Set in a growing community close to parks, pathways, pickleball courts, the new Co-op grocery store, Spray Lakes Sports Family Centre, indoor golf, and the Cochrane Golf Club, this home blends contemporary comfort with flexibility for the future. Whether you're a first-time buyer, growing family, or investor, this home delivers modern style, flexibility, and an unbeatable location in one of Cochrane's fastest-growing neighbourhoods. ...

- 4pc Bathroom 4.92 Ft x 8.83 Ft
- 5pc Bathroom 8.25 Ft x 7.92 Ft
- Bedroom 9.67 Ft x 12.67 Ft
- Bedroom 8.92 Ft x 15.67 Ft
- Laundry room 5.92 Ft x 5.50 Ft
- Primary Bedroom 12.50 Ft x 16.00 Ft

- Recreational, Games room 18.00 Ft x 39.92 Ft
- 2pc Bathroom 5.17 Ft x 4.67 Ft
- Dining room 9.92 Ft x 13.25 Ft
- Kitchen 8.58 Ft x 18.42 Ft
- Living room 14.83 Ft x 16.92 Ft

Listing Presented By:



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