

# \$475,000 - 309, 156 Park Street, Cochrane

MLS® #A2228982

**\$475,000**

3 Bedroom, 2.00 Bathroom, 1,328 sqft

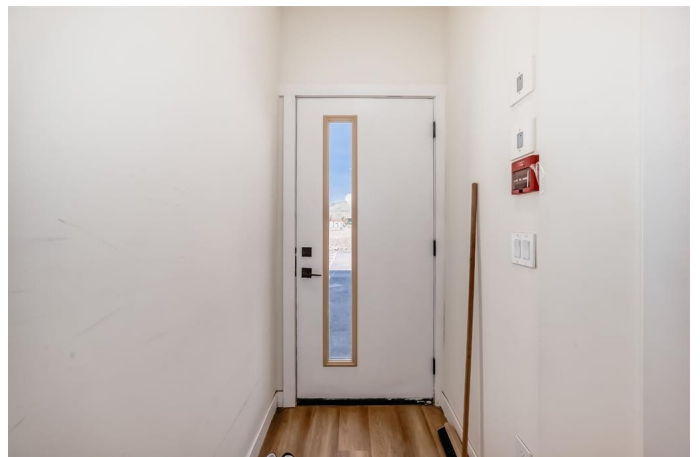
Residential on 0.00 Acres

Greystone, Cochrane, Alberta

**NEW PRICE! Modern Comfort Meets Mountain Living** – Welcome to Cochrane Life!

Here’s your chance to own a beautifully designed home that offers the perfect combination of modern style, practical layout, and unbeatable location – right here in the thriving community of Cochrane. Nestled just 45 minutes from the majestic Rocky Mountains and steps from local parks and pathways, this exceptional property checks all the boxes – whether you’re a first-time buyer, investor, or simply looking for a comfortable and stylish place to call home.

The main level welcomes you with 9' ceilings and wide-plank flooring that flows seamlessly through the bright, open-concept layout. The kitchen is a showstopper, featuring quartz countertops, stainless steel appliances, soft-close cabinetry, and a large central island – perfect for hosting or enjoying your morning coffee. The adjacent dining and living areas are warm and inviting, offering a fantastic space to unwind or entertain. You’ll appreciate the flexibility this floor plan provides, with a spacious main-floor bedroom and full bathroom – ideal for guests, home office, or single-level living needs. Upstairs, two more generous bedrooms await, including the sunny primary retreat with dual closets and loads of natural light. A private upper balcony offers peaceful south-facing views toward the Bow River – the perfect place to relax and take in the



surroundings.

Bathrooms throughout feature modern fixtures, quartz countertops, and durable luxury vinyl plank flooring for a clean and contemporary look.

For added convenience, there’s a single attached garage with direct entry into the home, plus a second parking pad out front. You’ll love the private back deck and easy access to walking trails, green spaces, and the Spray Lakes Sports Centre. Even better – this community is just minutes from Cochrane’s future flagship Co-op grocery store, making day-to-day errands a breeze.

Currently rented at \$2,400/month until August 31, 2025, this home presents a solid investment opportunity – or, if you're looking to move in sooner, the tenant may be open to moving early. Immediate possession is available if you're willing to assume the tenant.

Book your private showing today and discover why so many are choosing to make Cochrane home!

Built in 2024

Essential Information

MLS® #	A2228982
Price	\$475,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,328
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	309, 156 Park Street
Subdivision	Greystone
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3H3

### Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Front Yard, Landscaped, Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 6th, 2025
Days on Market	72
Zoning	R-HD

### Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.