\$499,900 - 309, 156 Park Street, Cochrane

MLS® #A2228982

\$499,900

3 Bedroom, 2.00 Bathroom, 1,328 sqft Residential on 0.00 Acres

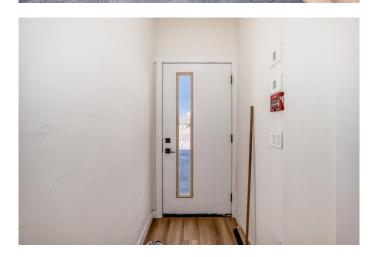
Greystone, Cochrane, Alberta

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 â€" 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'II 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 â€" 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'II love the private back deck and easy access to walking trails, green spaces, and the Spray Lakes Sports Centre. Even better â€" 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 â€" 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 \$499,900

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 11

Zoning R-HD

Listing Details

Listing Office TREC The Real Estate Company

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