

\$595,900 - 434 Shale Avenue, Cochrane

MLS® #A2217498

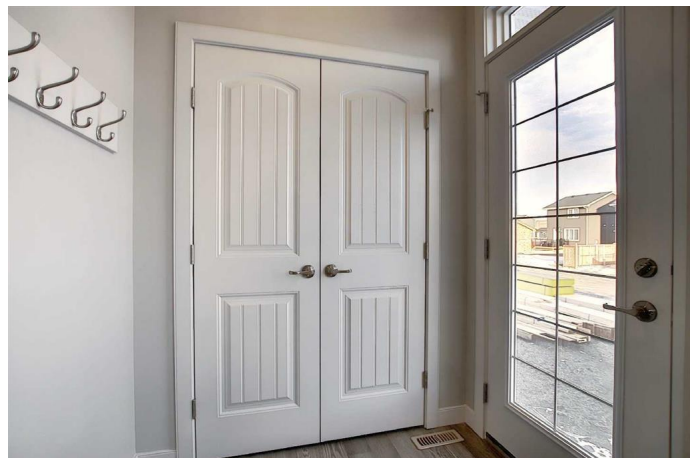
\$595,900

3 Bedroom, 3.00 Bathroom, 1,463 sqft

Residential on 0.08 Acres

Greystone, Cochrane, Alberta

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 Cascade 2 - CUSTOM with side door entry. This gorgeous 3 bedroom, 2 & 1/2 half bath home offers 1460 sq ft of living space. Located on a Shale Avenue which provides easy, close access to two parks, one being Kid's Play Park, & the interconnective pathway system perfect for those looking for a outdoor lifestyle. This gorgeous 3 bedroom, 2 & 1/2 half bath home offers over 1,460 sq ft of living space. Loads of upgraded features in this beautiful, open floor plan. The main floor greets you with 8' front door, soaring 9' ceilings, oversized windows, built-in niches & fireplace. Gleaming Hardwood floors flow through the kitchen, hall & nook adding a feeling of warmth & style. The Kitchen is completed with Quartz or Granite Countertops, two tone Kitchen Cabinets & new stainless steel Kitchen appliance package. Upstairs you'll find a generous Primary Bedroom with Ensuite - Quartz Counter with double vanities, 5' shower, ceramic tile flooring & large walk-in closet. The 2nd floor is completed by two good size additional bedrooms, main bath with Quartz or Granit countertop, undermounted sink & ceramic tile flooring PLUS 2nd Floor Laundry. This is a very popular plan, great for young families, investors or the down sizing crowd. Spacious, Beautiful and Elegant! The perfect



place for your perfect home with the Perfect Fit. Call today! Photos are from prior build & are reflective of fit, finish & included upgrades. Note: Front elevation of home & interior photos are for illustration purposes only. Actual elevation style, interior colors/finishes may be different than shown & the Seller is under no obligation to provide them as such.

Built in 2024

Essential Information

MLS® #	A2217498
Price	\$595,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,463
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	434 Shale Avenue
Subdivision	Greystone
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3B8

Amenities

Utilities	Cable Connected, Electricity Connected, Garbage Collection, Natural Gas Connected, Phone Connected, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	2

Parking	Parking Pad, RV Access/Parking
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Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Beamed Ceilings, French Door, Low Flow Plumbing Fixtures, Wired for Data
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Electric Water Heater, Humidifier
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room, Blower Fan
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting, Other, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, City Lot, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 4th, 2025
Zoning	R-LD

Listing Details

Listing Office	Greater Calgary Real Estate
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