

# \$689,900 - 77 Shale Avenue, Cochrane

MLS® #A2242214

**\$689,900**

5 Bedroom, 4.00 Bathroom, 1,594 sqft

Residential on 0.09 Acres

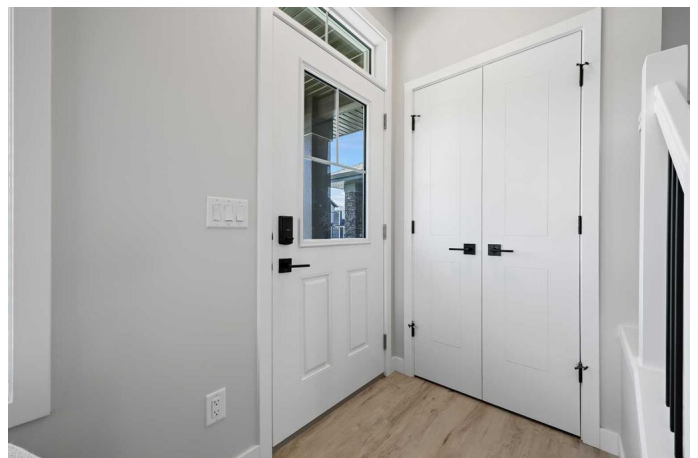
Greystone, Cochrane, Alberta

Why wait to build when you can have your dream home here and now? Welcome home to a newly finished 5-bedroom home in Greystone, one of Cochrane's most desirable new neighbourhoods. Located on a sunny corner lot, you'll enjoy added privacy with only one direct neighbour and the benefit of extra natural light flowing through the home's many large windows.

Step inside to a bright, neutral palette open-concept layout featuring a stylish kitchen and dining area with direct access to the deck and fully fenced backyard. Perfect for hosting, gardening, or simply enjoying the outdoors. The cozy fireplace with mantle in the living room adds a warm and welcoming touch, ideal for family nights or entertaining.

Upstairs, you'll find three spacious bedrooms, including a generous primary with pocket office with window, full ensuite and two more bedrooms + a second full bathroom. The fully finished basement offers even more room with two more bedrooms, a bathroom, and space for a home gym, office, or recreation area, whatever suits your lifestyle.

This home is still protected under the Alberta New Home Warranty (2/5/10) for added peace of mind. The location is unbeatable, with easy walking access to downtown Cochrane, the future Co-op, the SLS Rec Centre, and the Bow River pathways for biking, running, or



strolling with your dog.

Don't miss this opportunity to own a move-in ready, fully finished home in a growing, connected community. 5-bedroom homes are truly hard to come by at this price point!

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2242214    |
| Price          | \$689,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,594       |
| Acres          | 0.09        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 77 Shale Avenue   |
| Subdivision | Greystone         |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 3G6           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings     |
| Heating           | Forced Air                                                                                        |
| Cooling           | None                                                                                              |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Electric                                                                                          |
| Has Basement      | Yes                                                                                               |
| Basement          | Finished, Full                                                                                    |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Back Yard, Corner Lot           |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 11              |
| Zoning         | R-LD            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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