

125 Vantage Drive  
Cochrane, Alberta

MLS # A2235017

\$739,000

|           |                                   |        |                  |
|-----------|-----------------------------------|--------|------------------|
| Division: | Greystone                         |        |                  |
| Type:     | Residential/House                 |        |                  |
| Style:    | 2 Storey                          |        |                  |
| Size:     | 2,021 sq.ft.                      | Age:   | 2025 (0 yrs old) |
| Beds:     | 3                                 | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached, Oversized |        |                  |
| Lot Size: | 0.09 Acre                         |        |                  |
| Lot Feat: | Rectangular Lot                   |        |                  |

|             |                                                                                          |            |      |
|-------------|------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                                                                  | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank                                                        | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                          | Condo Fee: | -    |
| Basement:   | Separate/Exterior Entry, Full, Unfinished                                                | LLD:       | -    |
| Exterior:   | Wood Frame                                                                               | Zoning:    | R-LD |
| Foundation: | Poured Concrete                                                                          | Utilities: | -    |
| Features:   | Double Vanity, Kitchen Island, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s) |            |      |

Inclusions: N/A

Discover elevated everyday living in this beautifully upgraded home by Prominent Homes, ideally situated in the exciting new community of Greystone. This thoughtfully designed 2-storey home offers 2,021 sq. ft. of functional living space, combining comfort, versatility, and modern style. Step inside to find a bright, open-concept layout perfect for growing families. The main level features a gourmet kitchen with gas line rough-in, spacious living and dining areas, and access to an 8'x12' wood deck with gas rough-in for a future BBQ—ideal for summer entertaining. The oversized 24'x21' attached garage boasts 12' ceilings and includes a gas line rough-in for a future heater—offering exceptional space for storage or a workshop setup. A basement side entry adds suite potential (subject to approval and permitting by the city/municipality), increasing long-term flexibility for multigenerational living or rental income. Located in Greystone, one of Cochrane's newest and most walkable neighbourhoods, you'll enjoy immediate access to the Bow River, river pathways, playgrounds, parks, and just minutes to the SLS Rec Centre, and many new boutique shops. With future amenities planned for the community, this is the perfect blend of lifestyle, location, and investment potential. Additional highlights include; a bright, functional floor plan designed for modern living, future-ready home with suite potential and garage heating rough-in, and a prime location steps from Cochrane's best outdoor amenities, Possession Available Late 2025.