

\$689,900 - 77 Shale Avenue, Cochrane

MLS® #A2242214

\$689,900

5 Bedroom, 4.00 Bathroom, 1,594 sqft
Residential on 0.09 Acres

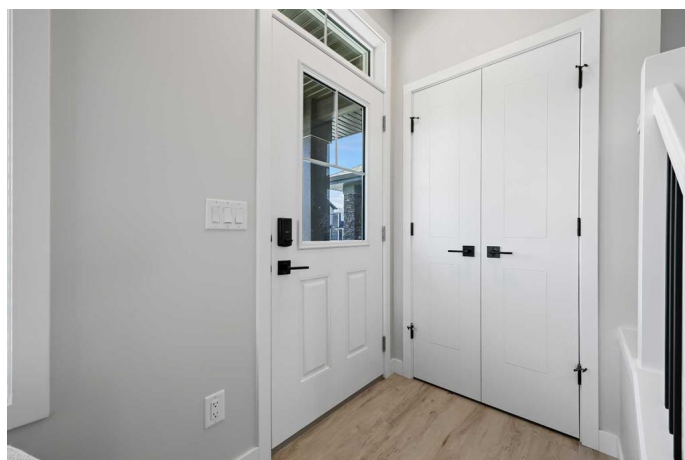
Greystone, Cochrane, Alberta

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	12
Zoning	R-LD

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.