

**33 Shale Avenue  
Cochrane, Alberta**

**MLS # A2279054**



# \$554,000

<b>Division:</b>	Greystone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,636 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Quartz Counters		

**Inclusions:** None

Welcome to 33 Shale Ave, located in the highly desirable Greystone community, this 2024 built, bright and beautifully finished home offers a modern layout, thoughtful design, and fantastic future potential. The main floor features a warm and inviting living room with wide plank flooring and large windows, flowing seamlessly into a stylish kitchen complete with quartz countertops, sleek cabinetry, stainless steel appliances, a large peninsula with seating, and contemporary pendant lighting. The adjacent dining area is filled with natural light and offers plenty of space for hosting, while a convenient 2-piece bathroom completes this level. Upstairs, the primary bedroom provides a comfortable retreat with a walk-in closet and a stunning ensuite featuring dual sinks, modern finishes, and a spa-inspired feel. Two additional bedrooms are well-sized and versatile, ideal for children, guests, or a home office, and are complemented by a full bathroom. A conveniently located upper-level laundry room adds everyday functionality. The basement is an open, unfinished space ready for your personal vision, offering room for a future recreation area, additional bedroom, or home gym, along with ample storage. Outside, the backyard provides space to enjoy the outdoors complete with a poured rear parking pad measuring 20'x22', ready for future garage development, adding long-term value and convenience. Set in a growing community close to parks, pathways, pickleball courts, the new Co-op grocery store, Spray Lakes Sports Family Centre, indoor golf, and the Cochrane Golf Club, this home blends contemporary comfort with flexibility for the future. Whether you're a first-time buyer, growing family, or investor, this home delivers modern style, flexibility, and an unbeatable location in one of Cochrane's fastest-growing neighbourhoods.