

5008, 24 Park Street  
Cochrane, Alberta

MLS # A2207574



## \$309,900

<b>Division:</b>	Greystone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	554 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 175
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters, Track Lighting		

**Inclusions:** N/A

The Monroe floorplan is a beautifully compact two-bedroom, one-bathroom townhome designed for smart, efficient living. Inside, you'll find a fully equipped kitchen with modern appliances and a convenient eating counter, seamlessly connected to a stylish living area—perfect for relaxation or entertaining. The two bedrooms offer comfortable retreats, while the well-appointed bathroom features quality fixtures and finishes. This home also includes an outdoor living space, extending your living area and providing the perfect spot for morning coffee or evening unwinding. Ideal for first-time homebuyers or investors, the Monroe offers a practical and stylish introduction to homeownership. Every square foot of this home is thoughtfully designed to maximize functionality and comfort. Photos are representative.