

# \$739,000 - 125 Vantage Drive, Cochrane

MLS® #A2235017

**\$739,000**

3 Bedroom, 3.00 Bathroom, 2,021 sqft

Residential on 0.09 Acres

Greystone, Cochrane, Alberta

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



**Prominent 35**  
GREYSTONE, COCHRANE

**THE PAVANNA**

**MOVE-IN READY!**

**\$739,000**

**LATE 2025/EARLY 2026 POSSESSION**

**125 Vantage Drive**  
**2021 sq. ft.**

This upgraded quick possession home offers exceptional functionality, future suite potential, and a prime location near parks and river pathways.

- 8'x12' Wood Deck with Gas Line for Natural Gas BBQ
- Upgraded Kitchen with Gas Line Rough-In
- Oversized 24'x21' Garage with 12' Ceilings
- Garage Includes Gas Line Rough-In for Future Heater
- Basement Side Entry for Future Suite Potential
- Parks, Playgrounds, and Pathways Just Steps Away
- Minutes to SLS Centre and River Walking Trails
- Bright, Functional Layout Designed for Modern Living

**3 Bedrooms**

**2.5 Bathroom**

**Basement Side Entry**

**Main Floor 1021 sqft**

**Upper Floor 1000 sqft**

403-921-5220  
Celeste Monk

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prominenthomes.ca

Showhome Address:  
4 Vantage Drive

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.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2235017    |
| Price          | \$739,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,021       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 125 Vantage Drive |
| Subdivision | Greystone         |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C0G3            |

**Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Oversized |
| # of Garages   | 2                                 |

**Interior**

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s) |
|-------------------|------------------------------------------------------------------------------------------|

|                 |                                              |
|-----------------|----------------------------------------------|
| Appliances      | Built-In Oven, Dishwasher, C<br>Washer/Dryer |
| Heating         | Forced Air, Natural Gas                      |
| Cooling         | None                                         |
| Fireplace       | Yes                                          |
| # of Fireplaces | 1                                            |
| Fireplaces      | Electric, Family Room                        |
| Has Basement    | Yes                                          |
| Basement        | Exterior Entry, Full, Unfinishe              |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | BBQ gas line    |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 45              |
| Zoning         | R-LD            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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