



GRASSROOTS
REALTY GROUP

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**8 Topaz Place
Cochrane, Alberta**

MLS # A2283082



\$659,900

Division:	Greystone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,600 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Interior Lot, Rectangular Lot, Street Lighting,		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Manufactured Floor Joist, Stone, Vinyl Siding, Wood Framing	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Bathroom Rough-in, Breakfast Bar, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NA		

BRAND NEW HOME by Douglas Homes, Master Builder in central Greystone, short walking distance to parks, the Bow River, major shopping & interconnected pathway system. Featuring the Fairmont with a south facing back yard, walkout basement, deck off the main floor accented by built out columns on an R-MX zoned lot for POTENTIAL future lower level suite. NOTE: a secondary suite would be subject to approval and permitting by the city/municipality. Located on a quiet street, very close two Children's Play Parks & paved back lane. This gorgeous 3 bedroom, 2 & 1/2 half bath home offers 1600 sq ft of living space. Loads of upgraded features in this beautiful, open floor plan. The main floor greets you with a grand glazed 8' front door, soaring 9' ceilings, oversized windows, & 8' 0" passage doors. Distinctive Engineered Hardwood floors flow through the Foyer, Hall, Great Room, Kitchen & Nook adding a feeling of warmth & style. The Kitchen is completed with an oversized entertainment island (7'0" single level island) & breakfast bar, roomy closet pantry with 8'0" French Door, Quartz Countertops, 42" Cabinet Uppers accented drop bulkhead, Pots & Pans Drawers, soft close doors & drawers throughout, new stainless appliance package including Side by Side Fridge with Ice & Water Feature, Microwave/Hood Fan combo over the stove, Gas Range, Fridge & built-in Dishwasher. The main floor is completed with an expansive, open Great Room & Nook finished with over height windows & Napoleon "Entice" fireplace. Upstairs you'll find a generous Primary Bedroom with 4 piece Ensuite including dual Quartz vanities with undermounted sinks, oversized 5'0" x 3'0" shower, Linen cubby, & ceramic tile flooring. There is also a nicely sized walk-in closet accessed from the Primary Bedroom. The 2nd floor is completed by a spacious, centralized family Loft & 2 good size

additional bedrooms with double door closets. The 2nd & 3rd bedrooms have the convenience of a Jack & Jill main bath with Quartz countertop, undermounted sink & tile flooring. You're certain to love the convenience of the 2nd Laundry Room completed with large access doors, light & tile flooring. Spacious, Beautiful and Elegant! The perfect place for your perfect home. Call today! Photos are from prior build & are reflective of fit, finish & included features. Note: Front elevation of home & interior photos are for illustration purposes only. Actual elevation style, interior colors/finishes, & upgrades may be different than shown & the Seller is under no obligation to provide them as such. Directions: Come to the Show Home first located at 500 River Avenue.