



**GRASSROOTS**  
REALTY GROUP

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**4 Topaz Place  
Cochrane, Alberta**

**MLS # A2283463**



**\$699,900**

<b>Division:</b>	Greystone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,768 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Interior Lot, Rectangular Lot, Street Lighting,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Manufactured Floor Joist, Stone, Vinyl Siding, Wood Framing	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	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 Countertops, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	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 Madison 2 on a corner lot, 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 over 1760 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 and Water, Gas Range, Chimney Hood Fan, Built-In Microwave in the island & Built-In Dishwasher. The main floor is completed with an expansive, open Great Room & Nook finished with over height windows & Napoleon "Entice" fireplace. Ascending the second floor there is a large "U" shaped staircase complimented by black metal spindle railing naturally light by a large window. Upstairs you'll find a generous Primary Bedroom with 5 piece Ensuite including dual, separate, Quartz vanities with undermounted sinks, oversized 4'0" x 3'0" shower, 6'0" soaker tub with large window above,

private water closet, & ceramic tile flooring. There is also a generous sized walk-in closet accessed from the Ensuite. The 2nd floor is completed by a spacious, centralized Family Loft & two additional, good size bedrooms, one with WIC. The 2nd & 3rd bedrooms have the convenient access to the main bath with Quartz countertop, undermounted sink & tile flooring. You're certain to love the convenience of the 2nd Laundry completed with large access doors, light & tile flooring. This is a very popular plan, great for young families or for the upsizing crowd. 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 at 500 River Avenue. THIS HOME IS UNDER CONSTRUCTION.