



GRASSROOTS

REALTY GROUP

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**109 Quartz Crescent
Cochrane, Alberta**

MLS # A2321311



\$799,900

Division:	Greystone		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,180 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot, Sloped Down		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Stunning Brand-New Executive Walkout Bungalow in Greystone, Cochrane. Ideally located in the heart of Cochrane, this exceptional home offers convenient access to everything the community has to offer, including scenic river pathways, parks and green spaces, the SLS Centre, pickleball courts, shopping, restaurants, and grocery stores. Proudly built by R Space, a respected local builder known for exceptional craftsmanship, quality construction, and unwavering integrity, this home showcases the attention to detail and personalized care that sets a boutique builder apart. Offering nearly 1,200 sq. ft. on the main floor, the bright open-concept layout features large windows, 9-foot ceilings on both levels, extensive custom built-ins, and premium cabinetry rarely found at this price point. The spacious rear deck with glass railings overlooks the backyard and provides the perfect outdoor retreat. The stunning kitchen is a true showpiece, featuring a built-in wall oven and microwave, electric cooktop, stainless steel hood fan, refrigerator with water and ice dispenser, and beautiful finishes throughout. Warm, modern colours blend rustic charm with contemporary elegance, creating the feel of a luxurious mountain retreat. A gorgeous wine bar with rich hickory cabinetry and black quartz countertops adds even more character and functionality. The inviting living room is highlighted by vaulted ceilings and a stylish electric fireplace. The spacious primary suite offers custom built-ins and a spa-inspired 5-piece ensuite featuring dual vanities, a freestanding soaker tub, and a spectacular full-tile shower. The fully finished walkout basement includes two large bedrooms with oversized windows, a spacious recreation area with a full wet bar, a four-piece bathroom, and direct access to a covered concrete patio perfect for year-round enjoyment. Additional highlights include an

oversized 24-foot-deep garage with high ceilings, providing ample space for vehicles, storage, and hobbies. Combining luxury, functionality, and an unbeatable location, this beautifully crafted bungalow offers the confidence and peace of mind that come with owning a quality-built home by Local company that builds your Space as if its their own.