

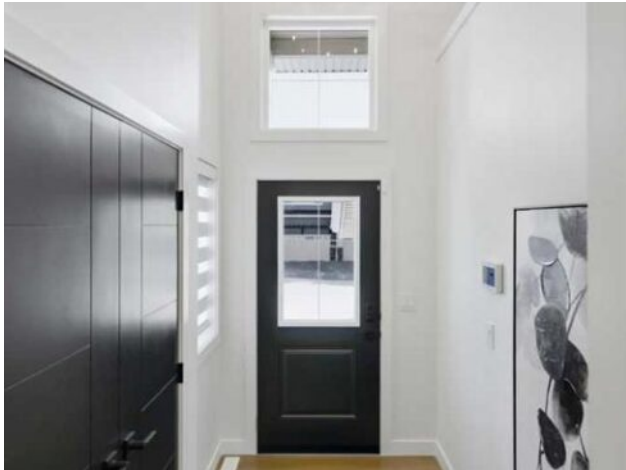


GRASSROOTS
REALTY GROUP

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13 Topaz Place
Cochrane, Alberta

MLS # A2327145



\$699,900

Division:	Greystone		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,150 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

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

Features: Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: N/A

This brand-new home by Paradiso combines contemporary design and functional living. With nearly 2100+ sq ft of finished space, the home provides excellent flexibility for extended family or future adaptability. The open-concept main level features a chef-inspired kitchen with sleek cabinetry, quartz countertops, and stainless steel appliances. A dedicated home office adds versatility for remote work or study. Upstairs, the primary retreat boasts a generous footprint, walk-in closet, and luxurious ensuite with dual vanities, soaker tub, and separate shower. Two additional bedrooms, a full bath, and a laundry room complete the second floor. The unfinished basement allows for an extra bedroom, full bathroom and a recreation space - perfect for in-law, guests, extra family space or future adaptability. Situated in the vibrant and growing community of Greystone in Cochrane, this home offers a sizeable backyard. Residents enjoy easy access to local amenities, schools, walking paths, and major routes, including quick connectivity to Calgary and the mountains. Located at 13 Topaz Place, this home is backed by new home warranty coverage. With customization still possible, now is the perfect time to make this home your own. Contact us today to book a private showing with Paradiso Homes! **Photos are of the Showhome model**