

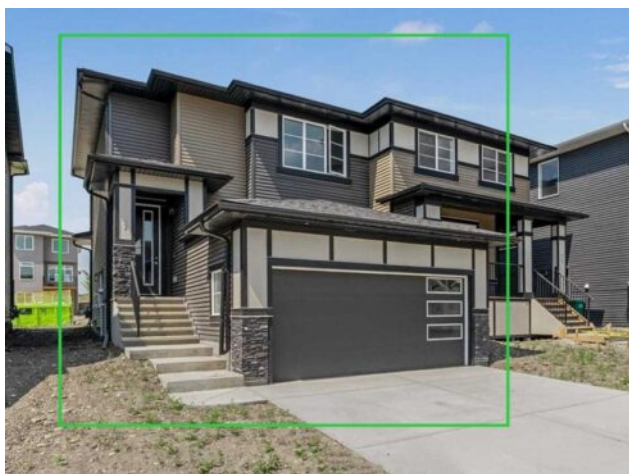


GRASSROOTS
REALTY GROUP

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67 Agate Road
Cochrane, Alberta

MLS # A2329380



\$554,900

Division:	Greystone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,441 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:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Rectangular Lot, Street		

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, Built-in Features, 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 the Bow River, shopping & interconnected pathway system. Featuring the Largo with additional SIDE ENTRY. Located down the street from the community Kids Play Park (already completed) with a sunny west facing backyard, great for entertaining. This gorgeous 3 bedroom, 2 & 1/2 half bath home offers over 1400sq ft of living space with the convenience of a double attached garage. Loads of Designer/upgraded features in this beautiful, open floor plan. The main floor greets you with a grand glazed 8' front door, twin entry closet separate by a functional millwork bench, 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 (6'0" single level island) & breakfast bar, roomy closet pantry with French Door, Quartz Countertops, 42" Cabinet Uppers accented by decorative drywall bulkhead, Pots & Pans Drawers, soft close doors & drawers throughout, new stainless appliance package including Microwave/Hood Fan combo over the stove, smooth top electric Range, Fridge & built-in Dishwasher. The main floor is completed with an expansive, open Great Room & Nook finished with 5'0" wide sliding patio door, over height windows, & Napoleon "Entice" fireplace. The stairs to the second floor feature contemporary black metal spindle railing & estate handrails. Upstairs you'll find a generous Primary Bedroom with 4 piece Ensuite including twin Quartz vanities with undermounted sinks, oversized 5'0" x 3'0" shower with tiled walls & ceramic tile flooring. There is also a generous sized walk-in closet accessed from the Ensuite. Towards the rare of the home you'll find

two additional good sized bedrooms with roomy closets & access to the main Bathroom completed Quartz Counter with undermounted sink, in-vanity drawer & ceramic tile flooring. You're certain to love the convenience of the 2nd Laundry for side by side washer/dryer also completed with tile flooring. This is a very popular plan, great for young families or for the sizing down crowd. Spacious, Beautiful and Elegant! The perfect place for your perfect home. Call today! Some photos are from prior build & are reflective of fit, finish & included features. Note: Some interior photos are for illustration purposes, some interior colors/finishes, & upgrades may be different than shown & the Seller is under no obligation to provide them as such.