



GRASSROOTS
REALTY GROUP

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16 Topaz Place
Cochrane, Alberta

MLS # A2337843



\$674,900

Division:	Greystone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,912 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 2 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. Featuring the Fairmont 2. This gorgeous 3 bedroom, 2 & 1/2 half bath home offers 1670 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, convenient & roomy walk thru Pantry to the Kitchen from the Mudroom completed with a French Door, Quartz Countertops, 42" Cabinet Uppers accented by a 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, Gas Range & built-in island Dishwasher. The main floor is completed with an expansive, open Great Room & Nook finished with over height windows & Napoleon "Entice" fireplace. Approaching the second floor passing the Vaulted staircase, accented by metal & wood spindles, you'll find a generous Primary Bedroom with 4 piece Ensuite including separate, dual Quartz vanities with undermounted sinks, oversized 5'0" x 3'0" shower, privatized

water closet with a window completed with designer ceramic tile flooring. There is also a generously sized, Hers & His walk-in closet accessed through the Ensuite. The 2nd floor is completed by a spacious, bright, centralized family Loft & 2 good size additional bedrooms, one with a WIC & window. The 2nd & 3rd bedrooms have the easy access to the main bath with a window 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. Spacious, Beautiful and Elegant! The perfect place for your perfect home. Call today! Photos are from a similar floor plan of a prior build & are reflective of fit, finish & included features. Note: 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.