



GRASSROOTS
REALTY GROUP

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**145 Topaz Place
Cochrane, Alberta**

MLS # A2338794



\$739,900

Division:	Greystone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,030 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)		
Inclusions:	None		

Corner Lot Over 5300 Sq. Ft. | Extended & Oversized Garage | Main Floor Den | Upgraded Kitchen | Upstairs Bonus Room | Rear Deck and much more! UNBEATABLE VALUE awaits in this stunning 2000+ Sq. Ft. front garage home situated on an OVERSIZED 5,300+ SQ. FT. CORNER LOT in the highly sought-after, riverfront community of GREYSTONE, COCHRANE - putting you steps from the Bow River, expansive pathways and downtown shops with an easy Calgary commute! Designed with a seamless OPEN-CONCEPT MAIN FLOOR, you are greeted by a versatile FLEX ROOM ideal for a home office, alongside a seamless flow between the family room and an upgraded gourmet kitchen boasting QUARTZ COUNTERTOPS, A CHIMNEY HOODFAN, BUILT-IN MICROWAVE, GAS LINE, AND A WALK-THROUGH PANTRY. Bright EAST-FACING REAR WINDOWS flood the family room and dining area with natural light, while a sliding glass door leads to your REAR DECK EQUIPPED WITH A BBQ GAS LINE AND UPGRADED SMART BOARD DECK SKIRT, perfect for summer gatherings and family time. Upstairs features a SPACIOUS BONUS ROOM, walk-through laundry, two full baths, and 3 GENEROUS BEDROOMS including a primary suite with a DOUBLE VANITY ENSUITE, STANDING SHOWER, and a walk-in closet. The unfinished basement offers future potential with 9 FT. CEILINGS, 2 WINDOWS, A TUCKED-AWAY MECHANICAL ROOM, and SEPARATE SIDE ENTRY. Winter comfort is guaranteed with an EXTENDED GARAGE (approx. 4 Ft. wider than usual double garage) FEATURING A TALLER DOOR AND GAS LINE. Best of all, the list price includes GST, and eligible first-time buyers can CLAIM THE NEW HOUSING GST REBATE to reduce their upfront purchase price. Move-in ready by the end of November - enjoy your brand-new

home before Christmas! Disclaimer: The photos are used from another fully finished similar home. Actual finishes, materials and colours might be different. Book your private showing today to get all your questions answered and view this home!