



GRASSROOTS
REALTY GROUP

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**63 Agate Road
Cochrane, Alberta**

MLS # A2342258



\$559,900

Division:	Greystone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,666 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 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, 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		

IMMEDIATE POSSESSION! BRAND NEW HOME by Douglas Homes, Master Builder in central Greystone, short walking distance to the Bow River, shopping & interconnected pathway system. Featuring the Pelican Bay with additional SIDE ENTRY. Located down the street from the community Kids Play Park on a sunny west facing backyard, great for entertaining. This gorgeous 3 bedroom, 2 & 1/2 half bath home offers 1600 sq ft of living space. 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 (7'0" single level island) & breakfast bar, roomy closet pantry with 8'0" 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 8'0" wide sliding patio door, & over height windows, & Napoleon "Entice" fireplace. Upstairs you'll find a generous Primary Bedroom with 4 piece Ensuite including separated twin Quartz vanities with undermounted sinks, oversized 4'0" x 3'0" shower, private water closet, & ceramic tile flooring. There is also a generous sized walk-in closet. The 2nd floor is accented by a spacious central Family Entertainment Loft. There are 2 good sized additional bedrooms with roomy closets & access to a Jack & Jill Bathroom completed by a combination

Tub/Shower with tiled walls & toilet in a separate, doored room from the Quartz countertop with undermounted sink all completed by ceramic tile flooring. You'll love the convenience of the 2nd Laundry Room for side by side washer/dryer & 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! Note: Interior photos are for illustration purposes only. Interior colors/finishes, & upgrades may be different than shown & the Seller is under no obligation to provide them as such.