



GRASSROOTS
REALTY GROUP

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**116 Quartz Crescent
Cochrane, Alberta**

MLS # A2346327



\$785,000

Division:	Greystone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,110 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	None		

Welcome to 116 Quartz Crescent, a beautifully crafted BRAND-NEW HOME BY RENOVIA HOMES located in the vibrant and growing community of GREYSTONE IN COCHRANE. Offering approximately 2,103 SQ. FT. OF THOUGHTFULLY DESIGNED LIVING SPACE, this impressive two-storey home features 3 BEDROOMS, 2.5 BATHROOMS, an UPPER BONUS ROOM, UPPER-FLOOR LAUNDRY, and a DOUBLE ATTACHED GARAGE. Designed with modern families in mind, the Sunalta floor plan combines stylish finishes, spacious gathering areas, and practical everyday functionality in a home that is ready to welcome its first owners. Step inside to a bright and inviting main floor where the OPEN-CONCEPT LAYOUT creates a natural connection between the kitchen, dining area, and living room. Large windows bring an abundance of natural light into the home, while the thoughtful layout provides plenty of space for both everyday living and entertaining. The kitchen serves as the heart of the home with a contemporary design, generous cabinetry, ample preparation space, and a central island that creates an ideal place for casual meals, morning coffee, or gathering with family and friends. The adjoining dining area offers plenty of room for hosting, while the spacious living room provides a comfortable setting to unwind at the end of the day. A convenient powder room completes the main level. Upstairs, the home continues to deliver exceptional functionality with a SPACIOUS BONUS ROOM that provides a versatile second living area. Whether you envision a media room, children's play space, home office, or quiet family retreat, this flexible space can easily adapt as your needs change. The UPPER-FLOOR LAUNDRY adds everyday convenience and keeps household tasks close to the bedrooms. The primary bedroom is designed as a relaxing private retreat

and includes a LARGE WALK-IN CLOSET along with a beautifully appointed ensuite featuring DUAL VANITIES, A LARGE TILED SHOWER, AND A FREESTANDING SOAKER TUB. Two additional bedrooms provide comfortable accommodations for children, guests, or a dedicated home office, while another full bathroom completes the upper level. With more than 2,100 square feet above grade, the thoughtful floor plan offers an excellent balance of open gathering spaces and private rooms for the entire household. The unfinished lower level provides additional potential for future development, allowing you to customize the space to suit your lifestyle. Whether you envision additional bedrooms, a recreation room, home gym, office, or additional storage, the basement gives you the opportunity to create even more functional living space over time. Living in GREYSTONE places you in one of Cochrane's exciting new master-planned communities, where modern residential living is connected to recreation, shopping, pathways, and the natural beauty of the Bow River valley. Enjoy convenient access to the SLS CENTRE, nearby parks and sports fields and extensive pathways. Don't miss out - book your private showing today!