



GRASSROOTS
REALTY GROUP

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**117 Topaz Place
Cochrane, Alberta**

MLS # A2350645



\$719,900

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:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic 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, Separate Entrance, Walk-In Closet(s)		
Inclusions:	None		

OVER 5,200 SQ. FT. PIE-SHAPED LOT | MASSIVE BACKYARD WITH ALMOST 70 FT. REAR WIDTH | 2,029.57 Sq. Ft. | 3 Bedrooms | 2.5 Bathrooms | Main Floor Den | Upstairs Bonus Room | Deck with BBQ Gas Line & Stairs | Double Attached Garage | Basement Side Entry! Discover a rare opportunity to enjoy a GENEROUS PIE-SHAPED LOT in a new development, offering exceptional outdoor space for children to play, gardening, summer gatherings and relaxing evenings. With ALMOST 70 FT. OF WIDTH AT THE BACK, this expansive backyard is a standout feature that is increasingly hard to find in new homes. Inside, the OPEN-CONCEPT MAIN FLOOR connects the family room, dining area and kitchen, creating a welcoming setting for everyday living and entertaining. An ELECTRIC FIREPLACE anchors the family room, while REAR EAST-FACING WINDOWS welcome bright morning light. Sliding patio doors lead to the DECK WITH BBQ GAS LINE AND STAIRS TO THE BACKYARD, making outdoor meals and access to the yard easy. The functional L-SHAPED KITCHEN features QUARTZ COUNTERTOPS and ALL KITCHEN APPLIANCES INCLUDED, complemented by a WALK-THROUGH PANTRY connected directly to the mudroom for convenient grocery unloading and organized storage. A MUDROOM BENCH WITH HOOKS provides a practical place for shoes, jackets and school bags, while the MAIN FLOOR DEN offers a separate space for a home office or children's play area. Upstairs, discover 3 BEDROOMS, a BONUS ROOM ideal for family movie nights and the convenience of UPPER-FLOOR LAUNDRY. The primary retreat features a WALK-IN CLOSET and an ENSUITE WITH DUAL VANITY, TUB AND SEPARATE STANDING SHOWER. The unfinished basement offers future development potential with a SIDE

ENTRY, UPGRADED 9 FT. CEILING, 2 WINDOWS and a CORNER MECHANICAL ROOM positioned to maximize usable floor space. A DOUBLE ATTACHED GARAGE adds everyday convenience and sheltered parking, with a GAS LINE for a future compatible appliance or heater. The LIST PRICE INCLUDES GST, and eligible first-time home buyers may qualify for the FIRST-TIME HOME BUYERS'S GST REBATE, potentially reducing the upfront amount payable through a builder credit, subject to eligibility and agreement with the builder. Scheduled for NOVEMBER COMPLETION, this home offers the opportunity for a fresh beginning just before the holidays. PHOTOS ARE FROM A SIMILAR COMPLETED HOME. Exterior images are conceptual. Book your showing today to explore the layout, discover the backyard's potential and get all your questions answered!