

# \$519,900 - 23 Agate Road, Cochrane

MLS® #A2201917

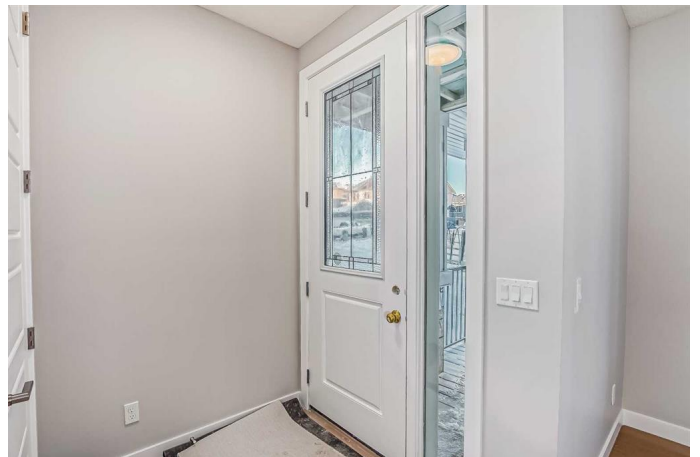
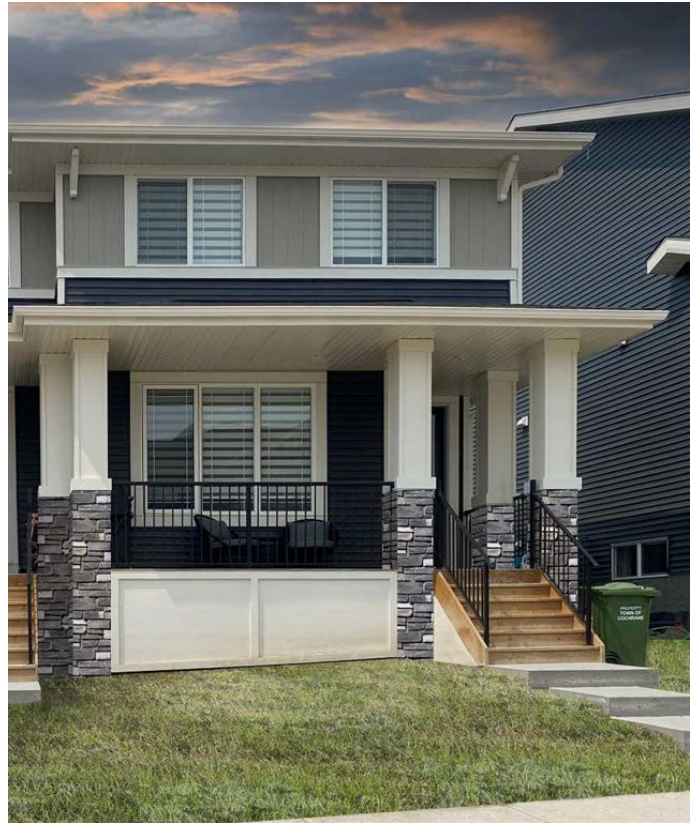
**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,230 sqft

Residential on 0.06 Acres

Greystone, Cochrane, Alberta

BRAND NEW HOME by Douglas Homes, Master Builder in central Greystone, short walking distance to the Bow River, shopping & interconnected pathway system. Featuring the Melbourne with additional SIDE ENTRY. Located down the street from the community Kids Play Park (already completed) on a sunny west facing backyard, great for entertaining. This gorgeous 3 bedroom, 2 & 1/2 half bath home offers over 1225 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, entry closet with 8' 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 two sided Kitchen is completed with an oversized entertainment island (9'0" single level island) & breakfast bar, roomy cabinet pantry, 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 with Napoleon "Entice" fireplace, spacious Nook finished with over height windows, rear entry with full French Door & transom above, closet & 1/2 bath. Upstairs you'll find a well sized Primary Bedroom with 3



piece Ensuite including separated Quartz vanity with undermounted sink & oversized 5'0" x 3'0" shower with tiled walls & ceramic tile flooring. There is also a generous sized walk-in closet accessed from the bedroom. There are two additional good sized bedrooms with roomy closets. The second floor is completed by a main bathroom with combination Tub/Shower with tiled walls, Quartz countertop with undermounted sink & in-vanity drawer all completed by ceramic tile flooring. You're certain to love the convenience of the 2nd Laundry for stacked washer/dryer also completed with 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! Photos are from prior build & are reflective of fit, finish & included features. Note: Front elevation of home & 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. Directions: Directions: Come to the Show Home first located at 500 River Avenue. Showings only during Show Home hours & days. Closed all Fridays THIS HOME IS UNDER CONSTRUCTION

Built in 2025

**Essential Information**

MLS® #	A2201917
Price	\$519,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,230
Acres	0.06
Year Built	2025

Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	23 Agate Road
Subdivision	Greystone
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3B9

### Amenities

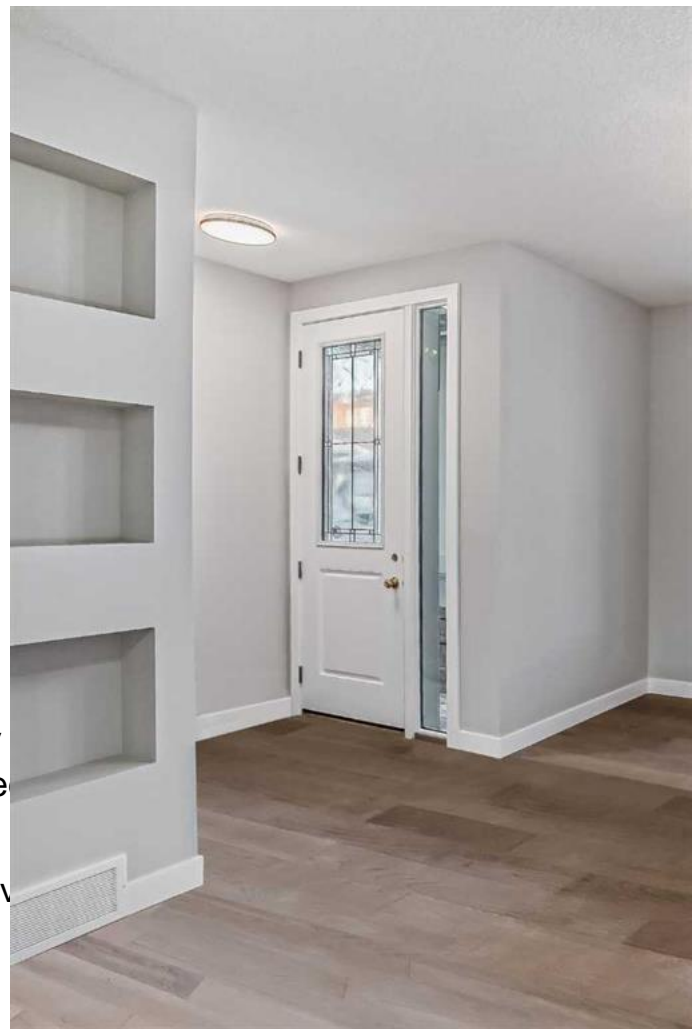
Utilities	Cable Connected, Electricity Connected, Sewer Connected
Parking Spaces	2
Parking	Parking Pad, Rear Drive, Paved
# of Garages	2

### Interior

Interior 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)
Appliances	Dishwasher, Electric Range, Electric Water Heater, Garage Control(s), Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Decorative, Electric, Great Room
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Front Yard, Interior Lot, Rectangular Lot, Street Lighting, Views



Roof	Asphalt Shingle
Construction	Composite Siding, Manufactured Floor Joist, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 15th, 2025
Days on Market	55
Zoning	R-MX

### **Listing Details**

Listing Office	Greater Calgary Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.