



GRASSROOTS
REALTY GROUP

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23 Agate Road
Cochrane, Alberta

MLS # A2201917



\$514,900

Division:	Greystone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,230 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Paved, Rear Drive		
Lot Size:	0.06 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, Unfinished	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		

AUGUST 27, 2025 POSSESSION DATE - CONFIRMED BY THE BUILDER. 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 at 500 River Avenue. Showings only during Show Home hours & days. THIS HOME IS UNDER CONSTRUCTION