



# 42 Granite Avenue Cochrane Alberta

\$469,900

BRAND NEW HOME by Douglas Homes, Master Builder in central Greystone, short walking distance to parks, the Bow River, major shopping & interconnected pathway system. Featuring the Melbourne with third door side entry. This gorgeous 3 bedroom, 2 & 1/2 half bath home offers over 1220 sq ft of living space. Loads of upgraded features in this beautiful, open floor plan. The main floor greets you with a grand, glazed, 8' front door with side lite, 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 (9'0" single level island) & breakfast bar, dual banks (both sides of kitchen) of up & lower cabinets, over height quad door cabinet pantry, Quartz Countertops, 42" Cabinet Uppers accented by closed-in, painted bulkhead above, Bank of 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 twin exposed dropped beams, open Great Room & Nook finished with over height windows, full French rear entry door with closet. Great Room is complimented by a Napoleon "Entice" fireplace. Upstairs you'll find a well sized Primary Bedroom with 4 piece Ensuite including undermounted sink, large Quartz vanity with drawer, oversized 5'0" x 3'0", no maintenance, one piece shower & ceramic tile flooring. There is also a nice sized walk-in closet accessed from the bedroom. The 2nd floor is completed with two additional good sized bedrooms with roomy closets. The 2nd & 3rd bedrooms have easy access to the main the bath with a combined Tub/Shower, Quartz countertop, undermounted sink with drawer & tile flooring. You will...

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Great room 12.50 Ft x 13.33 Ft

Kitchen 13.00 Ft x 11.00 Ft

Other 7.42 Ft x 12.75 Ft

2pc Bathroom Measurements not available

Primary Bedroom 12.08 Ft x 11.58 Ft

Bedroom 12.25 Ft x 9.83 Ft

Bedroom 12.25 Ft x 9.75 Ft

Listing Presented By:



Originally Listed by:  
GREATER CALGARY REAL ESTATE

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See

**Mirror**

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