



## 88 Mill Road Cochrane Alberta

\$549,900

BRAND NEW HOME by Douglas Homes, Master Builder in centrally located Greystone, down the street from two parks, one being a Kid's Play Park .Featuring the Peyto with south facing backyard, paved rear lane & separate side entry on an R-MX zoned home site for POTENTIAL, future, lower level suite. NOTE: a secondary suite would be subject to approval and permitting by the city/municipality. Located on a quiet street with a sun filled south facing backyard, great for entertaining. This gorgeous 3 bedroom, 2 & 1/2 half bath home offers over 1440 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, 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 (7'0" single level island) & breakfast bar, roomy closet pantry with French Door, Quartz Countertops, 42" Cabinet Uppers, Pots & Pans Drawers, soft close doors & drawers throughout, new stainless appliance package including Side by Side Fridge with Ice & Water feature, smooth top electric Range, Microwave/Hood Fan combo over the stove & Built-In Dishwasher. The main floor is completed with an expansive, open Great Room & Nook finished with 5'0" wide sliding patio door, & over height windows, & Napoleon "Entice" fireplace. Upstairs you'll find a generous Primary Bedroom with 4 piece Ensuite including twin undermounted sink set in Quartz counter top, oversized 5'0" x 3'0" shower & ceramic tile flooring. There is also a generous 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 Quart...

4pc Bathroom Measurements not available

Great room 15.83 Ft x 11.58 Ft

Kitchen 12.83 Ft x 9.50 Ft

Other 10.75 Ft x 9.50 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 15.17 Ft x 12.17 Ft

Bedroom 9.92 Ft x 10.75 Ft

Bedroom 9.83 Ft x 10.75 Ft

4pc Bathroom 9.92 Ft x 5.00 Ft

4pc Bathroom 9.75 Ft x 8.67 Ft

Listing Presented By:



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**Mirror**

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