

117 Topaz Place Cochrane Alberta

$699,900

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 fu...

Eat in kitchen 10.67 Ft x 10.58 Ft

Dining room 10.58 Ft x 9.00 Ft

Living room 13.08 Ft x 12.50 Ft

Den 8.58 Ft x 7.92 Ft

Other 10.33 Ft x 6.00 Ft

Laundry room 8.33 Ft x 5.58 Ft

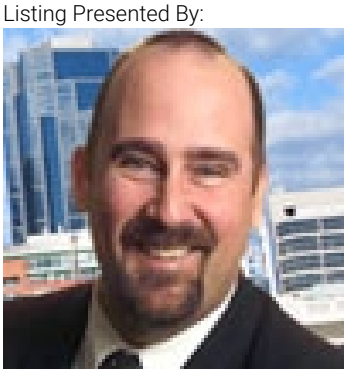
Primary Bedroom 14.25 Ft x 12.50 Ft

Bedroom 12.75 Ft x 10.92 Ft

Bedroom 11.92 Ft x 10.00 Ft

5pc Bathroom 10.25 Ft x 10.00 Ft

Listing Presented By:



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2pc Bathroom 6.00 Ft x 4.92 Ft

4pc Bathroom 8.33 Ft x 5.00 Ft

Bonus Room 14.33 Ft x 12.92 Ft

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