



4 Topaz Place Cochrane Alberta

\$699,900

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 Madison 2 on a corner lot, south facing back yard, walkout basement, deck off the main floor accented by built out columns on an R-MX zoned lot 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, very close two Children's Play Parks & paved back lane. This gorgeous 3 bedroom, 2 & 1/2 half bath home offers over 1760 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 8'0" French Door , Quartz Countertops, 42" Cabinet Uppers accented drop bulkhead, Pots & Pans Drawers, soft close doors & drawers throughout, new stainless appliance package including Side by Side Fridge with Ice and Water, Gas Range, Chimney Hood Fan, Built-In Microwave in the island & Built-In Dishwasher. The main floor is completed with an expansive, open Great Room & Nook finished with over height windows & Napoleon "Entice" fireplace. Ascending the second floor there is a large "U" shaped staircase complimented by black metal spindle railing naturally light by a large window. Upstairs you'll find a generous Primary Bedroom with 5 piece Ensuite including dual, separate, Quartz vanities with undermounted sinks, oversized 4'0" x 3'0" shower, 6'0" soaker tub with large window above, private water close...

Laundry room 3.75 Ft x 6.42 Ft
 Great room 14.00 Ft x 12.50 Ft
 Kitchen 13.50 Ft x 9.50 Ft
 Other 9.58 Ft x 10.50 Ft
 2pc Bathroom .00 Ft x .00 Ft
 Bonus Room 13.00 Ft x 14.08 Ft

Primary Bedroom 14.17 Ft x 12.25 Ft
 Bedroom 10.00 Ft x 10.33 Ft
 Bedroom 10.00 Ft x 10.83 Ft
 5pc Bathroom 11.25 Ft x 10.50 Ft
 4pc Bathroom 9.00 Ft x 5.33 Ft

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