

\$589,900 - 19 Agate Road, Cochrane

MLS® #A2201916

\$589,900

3 Bedroom, 3.00 Bathroom, 1,405 sqft

Residential on 0.07 Acres

Greystone, Cochrane, Alberta

BRAND NEW HOME by Douglas Homes, Master Builder in central Greystone, short walking distance to the Bow River, shopping & interconnected pathway system. Featuring the Largo with additional SIDE ENTRY. Located down the street from the community Kids Play Park (already completed) with a sunny west facing backyard, great for entertaining. This gorgeous 3 bedroom, 2 & 1/2 half bath home offers over 1400sq ft of living space with the convenience of a double attached garage. Loads of Designer/upgraded features in this beautiful, open floor plan. The main floor greets you with a grand glazed 8' front door, twin entry closet separate by a functional millwork bench, 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 (6'0" single level island) & breakfast bar, roomy closet pantry with French Door, 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 & Nook finished with 5'0" wide sliding patio door, over height windows, & Napoleon "Entice" fireplace. The stairs to the



second floor feature contemporary black metal spindle railing & estate handrails. Upstairs you'll find a generous Primary Bedroom with 4 piece Ensuite including twin Quartz vanities with undermounted sinks, 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 Ensuite. Towards the rear of the home you'll find two additional good sized bedrooms with roomy closets & access to the main Bathroom completed Quartz Counter with undermounted sink, in-vanity drawer & ceramic tile flooring. You're certain to love the convenience of the 2nd Laundry for side by side 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 located at 500 River Avenue. Showings only during Show Home hours & days. Closed all Fridays THIS HOME IS UNDER CONSTRUCTION

Built in 2025

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2201916 |
| Price | \$589,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,405 |

| | |
|------------|------------------------|
| Acres | 0.07 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 19 Agate Road |
| Subdivision | Greystone |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 3B9 |

Amenities

| | |
|----------------|--|
| Utilities | Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected |
| Parking Spaces | 4 |
| Parking | Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior 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) |
| Appliances | Dishwasher, Electric Range, Electric Water Heater, Garage Control(s), Microwave Hood Fan, Refrigerator |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Blower Fan, Decorative, Electric, Great Room |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, City Lot, Front Yard, Interior Lot, Rectangular Lot, Street Lighting, Views |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Stone, Vinyl Siding, Wood Frame, Manufactured Floor Joist |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | March 15th, 2025 |
| Days on Market | 53 |
| Zoning | R-MX |

Listing Details

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|----------------|-----------------------------|
| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

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