\$599,900 - 47 Agate Road, Cochrane

MLS® #A2232172

\$599,900

3 Bedroom, 3.00 Bathroom, 1,557 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 Pelican Bay with additional SIDE ENTRY. Located down the street from the community Kids Play Park (already completed) on a sunny west facing backyard, great for entertaining. This gorgeous 3 bedroom, 2 & 1/2 half bath home offers over 1550 sq ft of living space. 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 Fover, 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 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 8'0" wide sliding patio door, & over height windows, & Napoleon "Entice" fireplace. Upstairs you'll find a generous



New GST Rebate



COULD MEAN UP TO \$50,000 BACK FOR FIRST-TIME BUYERS





Yes, it's real - qualified Canadians can now save up to

\$50,000 in GST relief.
A new federal rebate is making the path to

homeownership more affordable than ever especially for those buying their very first home.

Who qualifies?

- √ 18+ years old √ Canadian citizen or permanent resident √ Haven't owned (or lived in a home owned by your
- spouse/partner) in the last 4 years

Applies to new contracts signed on or after May 27,

- Only one eligible buyer required per contract
- Must be your primary residence
- Homes under \$1M may qualify for a 100% GST rebate
 Partial rebate available on homes valued between

At Douglas Homes, we build with value, trust, and care - and now, those entering the market for the first time can make the most of that with real

As of May 27, 2025, the federal government has introduced a new GST rebate of up to \$50,000 for first-time home buyers of newly built homes. It's a meaningful change that supports what we've always believed, more people should be able to own a home they're proud of.

about affordability — and bring the dream of homeownership closer for those entering the market for the first time.

We've shared more details across ou social channels. If you're planning to buy your first home, or simply want to stay informed, we encourage you to check out the posts and share them with anyone who could benefit.

Primary Bedroom with 4 piece Ensuite including separated twin Quartz vanities with undermounted sinks, oversized 4'0" x 3'0" shower, private water closet with a window, & ceramic tile flooring. There is also a generous sized walk-in closet accessed from the bedroom. The 2nd floor is accented by a spacious central Family Entertainment Loft. There are 2 good sized additional bedrooms with roomy closets & access to a Jack & Jill Bathroom. The Jack & Jill bathroom is completed by a combination Tub/Shower with tiled walls & toilet in a separate, doored room from the Quartz countertop with undermounted sink allowing two people to use the bathroom at the same time, all completed by ceramic tile flooring. You're certain to love the convenience of the 2nd Laundry Room 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. THIS HOME IS UNDER CONSTRUCTION

Built in 2025

Essential Information

MLS® # A2232172 Price \$599,900

Bedrooms 3

Bathrooms 3.00

Half Baths 1

Full Baths

Square Footage 1,557 Acres 0.07

Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

2

Status Active



Address 47 Agate Road

Subdivision Greystone City Cochrane

County **Rocky View County**

Province Alberta T4C 3B9 Postal Code

Amenities

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water

Connected, Cable Connected, Phone Connected

4 **Parking Spaces**

Parking Double Garage Attached, Concrete Driveway, Garage Door Opener,

Insulated

of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity,

> French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s),

Bathroom Rough-in, Low Flow Plumbing Fixtures

Dishwasher, Electric Range, Garage Control(s), Humidifier, Microwave **Appliances**

Hood Fan, Refrigerator, Electric Water Heater

Heating Forced Air, Natural Gas

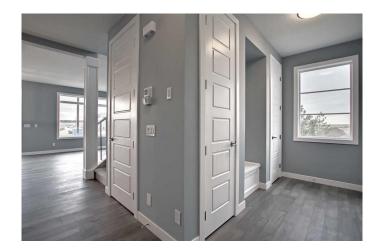
1

Cooling None Yes

Fireplace

of Fireplaces

Fireplaces Electric, Great Room, Blower Fan, Decorative



Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Front Yard, Rectangular Lot, Street Lighting, Views, City Lot,

Interior Lot

Roof Asphalt Shingle

Construction Composite Siding, Vinyl Siding, Wood Frame, Manufactured Floor Joist,

Stone

Foundation Poured Concrete

Additional Information

Date Listed June 18th, 2025

Days on Market 81

Zoning R-MX

Listing Details

Listing Office Greater Calgary Real Estate

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