



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**41 QUARTZ Crescent, Cochrane T4C3C2**

MLS® #: **A2122476** Area: **Greystone** Listing Date: **04/12/24** List Price: **\$699,900**  
Status: **Active** County: **Rocky View County** Change: **-\$8k, 26-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Cochrane**  
Year Built: **2024**  
Lot Information  
Lot Sz Ar: **5,266 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,836**  
Low Sqft:  
Ttl Sqft: **1,836**

DOM

**37**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:  
Lot Feat: **Pie Shaped Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting**

Construction: **Wood Frame**  
Flooring: **Carpet, Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator**  
Int Feat: **Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`5" x 13`8"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`8" x 9`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`4" x 9`7"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>7`10" x 5`0"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>11`0" x 9`8"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`0"</b>

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-MX**  
Legal Desc: **2211425**

Remarks

Pub Rmks:

Please visit the show home for further questions - Welcome to the new community of Greystone! Built by the award winning builder, Prominent Homes, this is the the perfect home for families looking for a welcoming and cozy lifestyle. This stunning three bedroom home with an attached double car garage features tons of natural light. The Main Floor has a chic Kitchen, nice size island, Nook and Family Room. Upstairs has 3 large bedrooms including a Primary bedroom with 5-piece Ensuite, walk-in closet, Laundry Room and a Bonus room. Possession will be Summer 2024! Call to book your private showing today or visit our show home located at 4 Vantage Drive.

Inclusions:

N/A

Property Listed By:

eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

