



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**61 QUARTZ Crescent, Cochrane T4C 3C2**

MLS®#: **A2183392**      Area: **Greystone**      Listing Date: **12/17/24**      List Price: **\$719,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **4,239 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,758**  
 Low Sqft:  
 Ttl Sqft: **1,758**

DOM

**4**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Lane,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Shingle**      Construction: **Brick,Concrete,Vinyl Siding,Wood Frame**  
 Heating: **Fireplace(s),Forced Air**      Flooring: **Carpet**  
 Sewer:      Water Source:  
 Ext Feat: **BBQ gas line**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Gas Cooktop,Microwave,Range Hood**  
 Int Feat: **Bathroom Rough-in,Built-in Features,Double Vanity,High Ceilings,Pantry,Quartz Counters,Tray Ceiling(s),Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`0" x 9`6"	Family Room	Main	10`0" x 11`6"
Kitchen	Main	15`1" x 14`2"	2pc Bathroom	Main	
Bedroom	Upper	10`8" x 9`3"	Bedroom	Upper	10`0" x 10`8"
Bonus Room	Upper	11`5" x 11`4"	Laundry	Upper	
5pc Ensuite bath	Upper		Bedroom - Primary	Upper	12`5" x 10`2"
4pc Bathroom	Upper				

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**CR-2**

**2211425**

Remarks

Pub Rmks: **Discover modern living at its finest in this NEWLY BUILT 3 bedroom, 2.5 bathroom home in Greystone by Green Cedar Homes. Designed with functionality and style in mind, this home features a warm and welcoming atmosphere. The main floor is thoughtfully designed, including 9' CEILINGS, 8' DOORS, and a kitchen equipped with a built-in wall oven, microwave, 30" gas cooktop, 36" fridge-freezer, and dishwasher. CUSTOM CABINETY, QUARTZ COUNTERTOPS, and a spacious PANTRY with MDF SHELIVING complete the kitchen. The family area boasts an ELECTRIC FIREPLACE with BUILT-IN SHELIVING next to it and a SLIDING PATIO DOOR that leads to a 100 sq. ft. DECK, complete with a GAS BBQ ROUGH-IN. Upstairs, includes a luxurious primary suite with a WALK-IN CLOSET and an ENSUITE bathroom featuring a DOUBLE VANITY and a TILED SHOWER with GLASS DOORS. Two additional bedrooms, a 4pc bathroom, a LAUNDRY ROOM, and a bonus room with a TRAY CEILING provide ample space for family and guests. Plush carpeting adds comfort to the bedrooms and common areas. This home also includes a SIDE ENTRANCE and PLUMBING ROUGH-INS for future basement development, offering flexibility and potential. Located in desirable Greystone, this home combines elegance and practicality in a fantastic community. Don't miss your chance to make this exquisite home your own!**

Inclusions:  
Property Listed By: **All Lighting Fixtures Attached, MDF Shelving in Pantry & Walk-In Closet  
eXp Realty**

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



