



THE
A-TEAM

**RE/MAX
FIRST**

124 QUARTZ Crescent, Cochrane T4C3C2

MLS®#: **A2192472** Area: **Greystone** Listing Date: **03/03/25** List Price: **\$839,800**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **4,132 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,047**
 Low Sqft:
 Ttl Sqft: **2,047**

DOM

31
Layout
 Beds: **3 (2 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator**
 Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Recessed Lighting,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Suite	13`0" x 13`2"	Bedroom	Upper	9`4" x 12`4"
Bedroom	Upper	9`4" x 10`4"	Bonus Room	Upper	13`4" x 10`6"
Great Room	Main	14`0" x 14`0"	Dining Room	Main	13`0" x 9`0"
Kitchen	Main	15`4" x 14`0"	Mud Room	Main	9`2" x 12`0"
2pc Bathroom	Main		5pc Ensuite bath	Upper	
4pc Bathroom	Upper				

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2411317

Zoning:
R1

Remarks

Pub Rmks:

Step into luxury with this stunning two-story 2047 sqft, 3 bedroom home called the Manchester! Masterfully crafted by R Space Builders, who pride themselves on building quality homes that will stand the test of time and provide a home base your family can always count on to be your safe place. Located in Greystone, one of Cochrane's newest communities with the so much to offer. From parks and pathways that are right on the bow river and beautiful scenery. From world class pickleball courts and ball diamonds, this community continues to impress on all the amenities it delivers. Spray Lakes Community Recreation center is just steps away, as well as a soon to be Finished COOP. At R Space Builders, we build our homes using quality materials and the best practice installation methods. This home is the epitome of that featuring soaring 9' ceilings that enhance the sense of space, and elegance. The Floorplan is open concept providing the perfect balance of form an function. Entering the home your greeted in a well sized foyer with a view through to the kitchen. You enter the open living room and kitchen area to bright natural light and warm wood features. The kitchen is well laid out bringing sophistication to the home while delivering ample function. With upgraded solid cabinetry, quartz Counter tops, Upgraded appliances including a built in microwave, range hood and French door fridge. The Walk through pantry to mudroom is the ideal function every family needs. The level of finish throughout this home is designed to deliver upscale living for the best value. Including recessed lighting, Luxury Vinyl plank flooring, built in wood closet shelving, and knock down ceilings. The large living room features a large window as well a beautiful gas fire place with lovely wood mantle and stone accents. Located on the second floor, the spacious central bonus room offers an ideal space for family activities, a media center, or a home office. Its open design provides versatility and plenty of room for customization. The Primary suite is large and well appointed with large windows overlooking the greenspace pathway. The Ensuite bath is grand and upscale with two sinks, a free standing tub, water closet and stand up tile shower. From the bathroom you enter the large primary walk in closet with extensive built in wood shelving. The second and third bedrooms are also upstairs, both being well sized for guests or kids to stretch out in. The Upstairs laundry room, rounds out this wonderful second floor. The unfinished basement offers endless potential, with rough-ins ready for additional living space, a home gym, or a media room. Equipped with a 200-amp panel, this home is ready for any upgrades, including a future basement suite, EV charger or hot tub. This home is roughed in for future Solar Power should the buyer choose. Enjoy direct access to scenic walking and biking trails, as this home backs onto a beautiful pathway—offering additional privacy and a peaceful outdoor retreat.

Inclusions:
Property Listed By:

N/A
CIR Realty

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



MAIN FLOOR: 895 SQ. FT.



UPPER FLOOR: 1152 SQ. FT. - 1 BATHROOM + 1 BONUS ROOM



