

# \$519,900 - 23 Agate Road, Cochrane

MLS® #A2201917

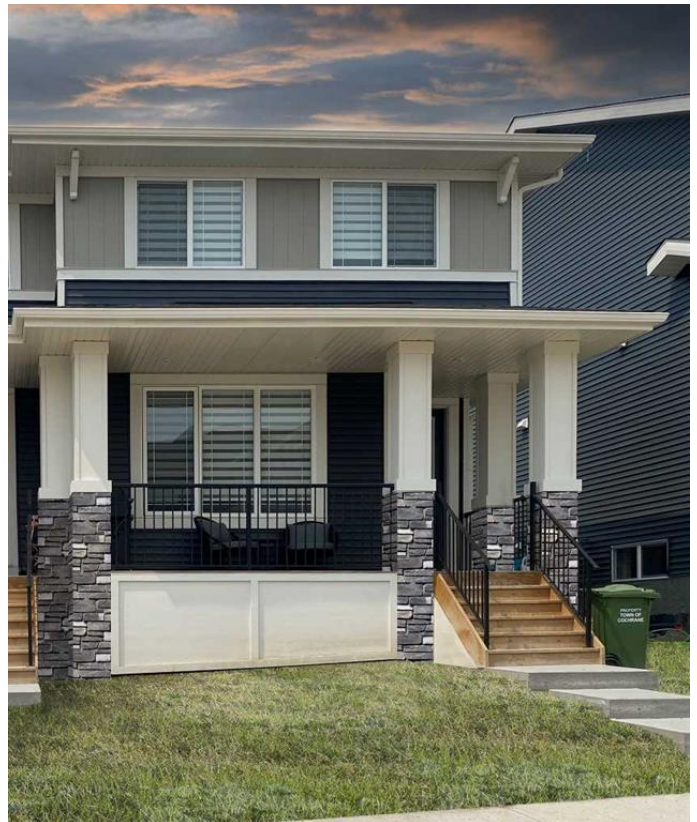
**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,230 sqft

Residential on 0.06 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 Melbourne 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 1225 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, entry closet with 8' door, 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 two sided Kitchen is completed with an oversized entertainment island (9'0" single level island) & breakfast bar, roomy cabinet pantry, 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 with Napoleon "Entice" fireplace, spacious Nook finished with over height windows, rear entry with full French Door & transom above, closet & 1/2 bath. Upstairs you'll find a well sized Primary Bedroom with 3



## 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

#### How it works:

- Applies to new contracts signed on or after May 27, 2025
- 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 \$1M - \$1.5M

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 federal tax savings.

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.

This could reshape how Canadians think about affordability — and bring the dream of homeownership closer for those entering the market for the first time.

We've shared more details across our 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.

[https://www.canada.ca/en/departement\\_finance/news/2025/05/gst-relief-for-first-time-home-buyers-on-new-homes-valued-up-to-15-million.html](https://www.canada.ca/en/departement_finance/news/2025/05/gst-relief-for-first-time-home-buyers-on-new-homes-valued-up-to-15-million.html)

piece Ensuite including separated Quartz vanity with undermounted sink & 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 bedroom. There are two additional good sized bedrooms with roomy closets. The second floor is completed by a main bathroom with combination Tub/Shower with tiled walls, Quartz countertop with undermounted sink & in-vanity drawer all completed by ceramic tile flooring. You're certain to love the convenience of the 2nd Laundry for stacked 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 at 500 River Avenue. Showings only during Show Home hours & days. THIS HOME IS UNDER CONSTRUCTION

Built in 2025

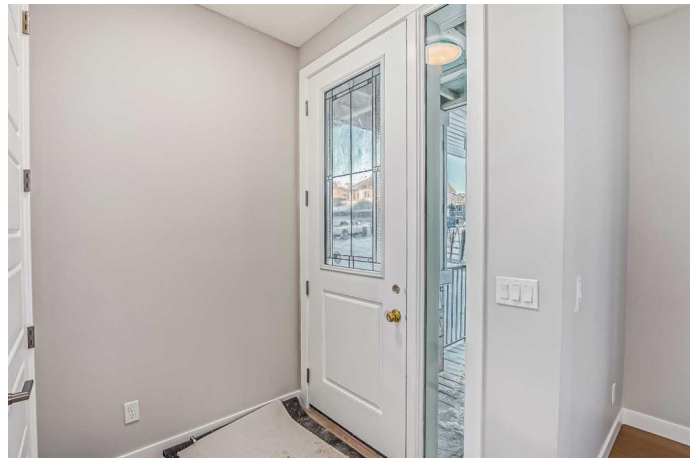
**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2201917  |
| Price          | \$519,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,230     |
| Acres          | 0.06      |
| Year Built     | 2025      |

|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Semi Detached          |
| Style    | 2 Storey, Side by Side |
| Status   | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 23 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 | 2                                                                                                                |
| Parking        | Parking Pad, Paved, Rear Drive                                                                                   |
| # of Garages   | 2                                                                                                                |

### Interior

|                   |                                                                                                                                                                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Double Vanity, 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), Bathroom Rough-in, Closet Organizers, French Door |
| 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        | Electric, Great Room, Blower Fan, Decorative                                                                                                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                                                                                                                                                                                                                         |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                           |
| Lot Description   | Back Yard, City Lot, Interior Lot, Rectangular Lot, Street Lighting, Front Yard, Views |

|              |                                                                             |
|--------------|-----------------------------------------------------------------------------|
| Roof         | Asphalt Shingle                                                             |
| Construction | Stone, Vinyl Siding, Wood Frame, Composite Siding, Manufactured Floor Joist |
| Foundation   | Poured Concrete                                                             |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 15th, 2025 |
| Days on Market | 108              |
| Zoning         | R-MX             |

**Listing Details**

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

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