

# \$514,900 - 23 Agate Road, Cochrane

MLS® #A2201917

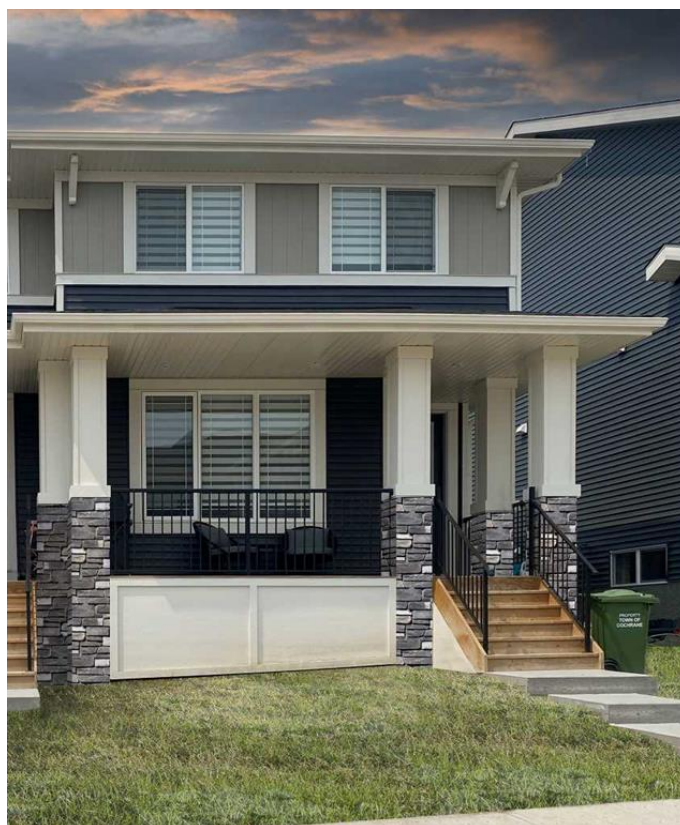
**\$514,900**

3 Bedroom, 3.00 Bathroom, 1,230 sqft

Residential on 0.06 Acres

Greystone, Cochrane, Alberta

AUGUST 27, 2025 POSSESSION DATE - CONFIRMED BY THE BUILDER. 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 &



## 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/DEPARTMENT\\_FINANCE/NEWS/2025/05/GST-RELIEF-FOR-FIRST-TIME-HOME-BUYERS-ON-NEW-HOMES-VALUED-UP-TO-1-5-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-1-5-million.html)

transom above, closet & 1/2 bath . Upstairs you'll find a well sized Primary Bedroom with 3 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	\$514,900
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	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected, Phone Connected
Parking Spaces	2
Parking	Parking Pad, Paved, Rear Drive
# of Garages	2

### Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Bathroom Rough-in, Breakfast Bar, Built-in Features, French Door, High Ceilings, Vinyl Windows, Low Flow Plumbing Fixtures, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage
Appliances	Dishwasher, Garage Control(s), Refrigerator, Electric Range, Electric Water Heater, Microwave Hood Fan
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Decorative, Electric, Great Room
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
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Lot Description	Front Yard, Interior Lot, Rectangular Lot, Back Yard, City Lot, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Manufactured Floor Joist, Vinyl Siding, Wood Frame, Composite Siding, Stone
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 15th, 2025
Days on Market	180
Zoning	R-MX

### **Listing Details**

Listing Office	Greater Calgary Real Estate
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