

## 73 Quartz Crescent Cochrane, Alberta

**MLS # A2231345**



**\$889,900**

<b>Division:</b>	Greystone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,095 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

This is your chance to own a brand-new home with a legal suite completed by the builder—move in with a built-in mortgage helper! Expertly designed and constructed from the ground up by R Space Builders, this home showcases quality craftsmanship, timeless design, and thoughtful functionality. At R Space, we pride ourselves on building homes that stand the test of time—homes your family can count on as a safe and lasting foundation. Located in Greystone, one of Cochrane’s newest and most vibrant communities, this area offers an unmatched lifestyle. Enjoy parks and pathways along the Bow River, stunning natural scenery, world-class pickleball courts, and beautifully maintained ball diamonds. The Spray Lakes Sawmills Recreation Centre is just steps away, and a brand-new CO-OP is coming soon! This home—The Cardiff—offers over 2,000 sq ft on the top two floors, plus a fully approved 700 sq ft legal basement suite, with a Development Permit issued by the Town of Cochrane. Choose between a 3- or 4-bedroom layout upstairs, with a versatile flex room on the main floor to suit your family’s needs. Construction is ready to begin, with possession available in early 2026. Don't miss this opportunity to invest in your future, whether you're looking for a family home with income potential or a smart real estate investment.