

**85 Quartz Crescent
Cochrane, Alberta**

MLS # A2269392



\$699,900

Division:	Greystone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,887 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	None		

Welcome to 85 Quartz Crescent, Cochrane — an impressive two-storey home offering 1,895 sq. ft. of thoughtfully designed living space in a highly desirable neighbourhood. This property provides both front-drive convenience and rear-lane access, giving you flexibility rarely found in newer communities. Step inside to a welcoming foyer that opens into a bright, airy main floor where large windows flood the space with natural light. The open-concept kitchen, dining, and living areas flow seamlessly—perfect for everyday living and effortless entertaining. The stylish kitchen features quartz countertops, sleek black hardware, and beautifully crafted MDF built-ins that elevate both function and design. The adjacent living room is anchored by a cozy gas fireplace, creating a warm and inviting atmosphere. A convenient powder room completes this level. Upstairs, you'll find three spacious bedrooms, a full bathroom, and a generous primary suite designed as your private retreat. The primary includes ample space for a king bed and furniture, along with access to a well-appointed ensuite and walk-in closet. The sunshine basement is a true highlight of the home—featuring oversized windows that invite natural light and enhance the sense of space. With a full bathroom rough-in, this level is ready for future development as a recreation area, home theatre, gym, or additional living space. Situated in a sought-after area of Cochrane, this home offers easy access to parks, pathways, schools, and major commuter routes. 85 Quartz Crescent combines modern finishes, a functional layout, and exceptional potential—perfect for today's lifestyle. Don't miss your opportunity to make it your own. Schedule your private showing today!