

### 85 Quartz Crescent Cochrane, Alberta

MLS # A2269392



# \$699,900

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!