

# \$534,900 - 43 Agate Road, Cochrane

MLS® #A2232495

**\$534,900**

3 Bedroom, 3.00 Bathroom, 1,444 sqft

Residential on 0.06 Acres

Greystone, Cochrane, Alberta

BRAND NEW HOME by Douglas Homes, Master Builder in central Greystone, short walking distance to parks, the Bow River, major shopping & interconnected pathway system. Featuring the Canberra with main floor forward enclosed Flex Room & separate side entry on an R-MX zoned home site for POTENTIAL future lower level suite. NOTE: a secondary suite would be subject to approval and permitting by the city/municipality. This gorgeous 3 bedroom, 2 & 1/2 half bath home offers 1490 sq ft of living space. This home is located on a Agate Road which provides immediate access to the Children's Park at the end of the street and easy access interconnective pathway system, perfect for those looking for a outdoor lifestyle. Loads of Designer & upgraded features in this beautiful, open floor plan. The main floor greets you with 8' front door, soaring 9' ceilings, oversized windows, built-in niches & fireplace. Gleaming Hardwood floors flow through the kitchen, hall & nook adding a feeling of warmth & style. At the front of the home you'll find an enclosed bright Flex Room (could also be a main floor bedroom) with 8'0" French Door and storage closet for the work from home crowd. The Kitchen is completed with Quartz Countertops, two tone Kitchen Cabinets, 42" uppers with decorative enclosed bulkhead, plenty of drawers including Pots & Pan drawers, soft close doors & drawers & new stainless steel Kitchen appliance package. Upstairs you'll find a generous Primary Bedroom with Ensuite -



## 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-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)

Quartz Counters with double vanities, 5' shower with Designer tiled walls & toilet in its own private doored room all completed with ceramic tile flooring & large walk-in closet accessed from the bedroom. The 2nd floor is completed by two good size additional bedrooms, main bath tub/shower combination with tiled walls, window, Quartz countertop, undermounted sink & ceramic tile flooring. You will love the convenience of 2nd Floor Laundry Room for side by side laundry completed with ceramic floor tile. This is a very popular plan, great for young families, investors or the down sizers. 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: Come to the Show Home first located at 500 River Avenue. Showings only during Show Home hours & days. THIS HOME IS UNDER CONSTRUCTION

Built in 2025

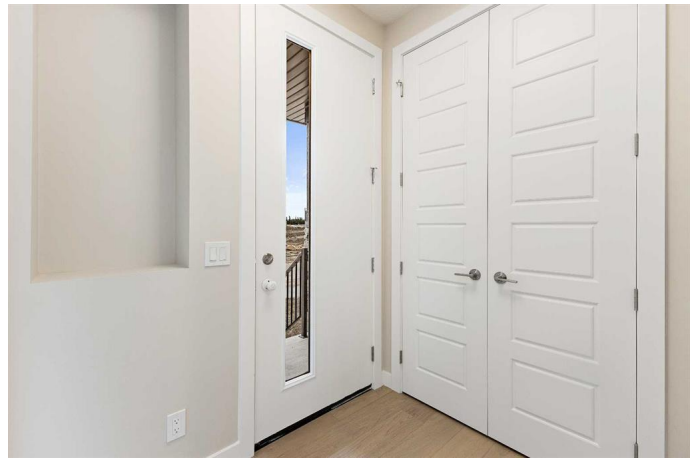
### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2232495    |
| Price          | \$534,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,444       |
| Acres          | 0.06        |
| Year Built     | 2025        |
| Type           | Residential |

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

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 43 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, Underground Utilities, Water Connected, Garbage Collection |
| Parking Spaces | 2                                                                                                                                                           |
| Parking        | Parking Pad, RV Access/Parking                                                                                                                              |

### Interior

|                   |                                                                                                                                                                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, 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), Wired for Data |
| Appliances        | Dishwasher, Electric Range, Humidifier, Microwave Hood Fan, Refrigerator, Electric Water Heater                                                                                                                                                                                                                                          |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                                                                                                  |
| Cooling           | None                                                                                                                                                                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                                                                        |
| Fireplaces        | Blower Fan, Electric, Great Room                                                                                                                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                                                                                                                                                                                                                                         |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Lighting, Other, Private Yard, Rain Gutters, Storage |
| Lot Description   | Back Lane, Interior Lot, Rectangular Lot, City Lot   |
| Roof              | Asphalt Shingle                                      |
| Construction      | Brick, Composite Siding, Vinyl Siding, Wood Frame    |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 18th, 2025  
Days on Market                45  
Zoning                              R-MX

**Listing Details**

Listing Office                    Greater Calgary Real Estate

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