# \$499,900 - 62 Agate Road, Cochrane

MLS® #A2240447

# \$499,900

3 Bedroom, 3.00 Bathroom, 1,521 sqft Residential on 0.06 Acres

Heartland, Cochrane, Alberta

\*\* Open House at Greystone showhome - 498 River Ave, Cochrane - November 1st 1:30-4pm, November 2nd 1:30-4pm, November 3rd 3-6pm and November 4th 3-6pm \*\* Welcome home to the Talo by Rohit Homesâ€"an intelligently designed 1,506 sq ft side-by-side duplex with a walkout basement and rear parking pad, located in a thoughtfully planned community. This stylish and functional home is perfect for families, first-time buyers, or anyone seeking modern comfort in a well-designed space.

The main floor features a spacious kitchen with a central island that comfortably seats fourâ€"ideal for casual dining or entertaining. A rear entry with built-in coat hooks and a bench adds everyday convenience and thoughtful design.

Upstairs, enjoy a layout built for privacy and functionality. The primary suite is tucked away on one side, while two secondary bedrooms are on the other, separated by a central flex room and a convenient laundry area. The flex space offers endless possibilitiesâ€"perfect for a home office, play area, or cozy reading nook.

Additional features include a walkout basement ready for future development, and a rear parking pad offers dedicated, off-street parking.







Photos are representative and interior colours may vary.

#### Built in 2025

### **Essential Information**

MLS® # A2240447 Price \$499,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,521 Acres 0.06 Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 62 Agate Road

Subdivision Heartland City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 3K1

#### **Amenities**

Parking Spaces 2

Parking Parking Pad

#### Interior

Interior Features High Ceilings, No Animal Home, No Smoking Home, Open Floorplan,

Walk-In Closet(s), Separate Entrance

Appliances Dishwasher, Dryer, Refrigerator, Washer, Electric Cooktop, Microwave,

Oven

Heating Forced Air

Cooling None

Has Basement Yes
Basement Full

# **Exterior**

Exterior Features Other

Lot Description Back Lane, Back Yard

Roof Asphalt

Construction Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed July 17th, 2025

Days on Market 99
Zoning TBC

# **Listing Details**

Listing Office eXp Realty

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