

# \$515,000 - 62 Agate Road, Cochrane

MLS® #A2240447

**\$515,000**

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 - August 21st 4-7pm, August 22nd 3-5pm, August 23rd 12-5pm and August 24th 12-5pm \*\* 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	\$515,000
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, Microwave, Refrigerator, Washer, Electric Cooktop, Oven
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement Full, Unfinished, Walk-Out

## 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 31  
Zoning TBC

## Listing Details

Listing Office eXp Realty

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