

# \$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 - Sept. 10th 3-5pm, Sept. 12th 3-5pm, Sept. 13th 1:30-4:30pm and Sept. 14th 1-4pm \*\*** 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, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Cooktop, Microwave, Oven, Refrigerator, Washer
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        50  
Zoning                    TBC

**Listing Details**

Listing Office            eXp Realty

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