

\$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 - 7 Belgian Court, Cochrane**
- Saturday, Sept. 20th 2-4pm and Sunday,
Sept. 21st 1:30-4:30pm **** 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	62
Zoning	TBC

Listing Details

Listing Office	eXp Realty
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