

\$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 28th 4-7pm, August 29th 3-5pm, August 30th 12-5pm, August 31st 12-5pm and September 12-3pm**

**** Welcome home to the Talo by Rohit Homes**—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 four—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 possibilities—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	43
Zoning	TBC

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.