

\$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 - October 18th 1-4pm,

October 19th 2-4pm and October 21st 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, Separate Entrance, Walk-In Closet(s)
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 92
Zoning TBC

Listing Details

Listing Office eXp Realty

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