

# \$510,000 - 42 Agate Road, Cochrane

MLS® #A2206896

## \$510,000

3 Bedroom, 3.00 Bathroom, 1,520 sqft  
Residential on 0.04 Acres

Greystone, Cochrane, Alberta

\*\* Open House at Greystone showhome - 498 River Ave, Cochrane - Apr. 3rd 3:30-5:30pm, Apr. 4th 3:30-5:30pm, Apr. 5th 1-4pm, Apr. 6th 1-4pm \*\* Welcome home to the Talo by Rohit Homes. This purposefully designed 1,506 sq ft unit with walk out basement, spacious main floor equipped with a large kitchen, an island that seats 4 people, plus a rear entry with built-in coat hooks and a bench. Upstairs, the space has been beautifully designed to flow between the master suite and two secondary bedrooms. The flex room and convenient laundry room separate the bedrooms for added privacy. Finishing the tour of the home with the Unfinished basement, a blank canvas for future plans. Front and back landscaping included \*\*Photos are representative and the interior colors may be different\*\*

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2206896  |
| Price          | \$510,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,520     |
| Acres          | 0.04      |
| Year Built     | 2025      |



|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Semi Detached          |
| Style    | 2 Storey, Side by Side |
| Status   | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 42 Agate Road     |
| Subdivision | Greystone         |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C2C1            |

### **Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, 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      | Stucco, Wood Frame   |
| Foundation        | Poured Concrete      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 4                |
| Zoning         | TBC              |

### **Listing Details**

Listing Office

eXp Realty

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