

# \$515,000 - 46 Agate Road, Cochrane

MLS® #A2212502

**\$515,000**

3 Bedroom, 3.00 Bathroom, 1,520 sqft

Residential on 0.06 Acres

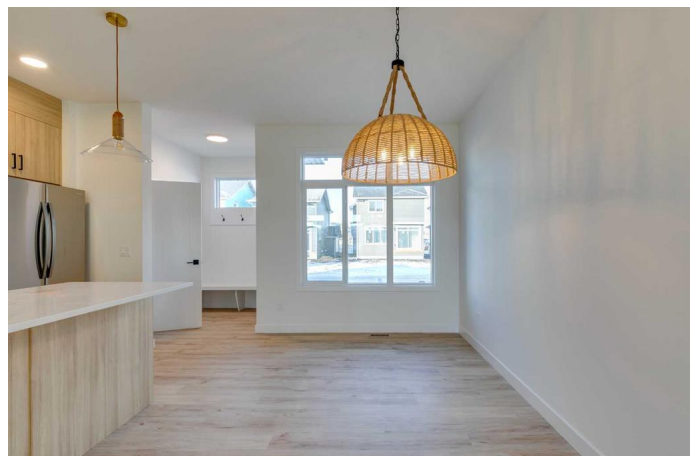
Greystone, Cochrane, Alberta

**\*\* Open House at Greystone showhome - 498 River Ave, Cochrane -May 9th 2-5pm, May 10th 12-4pm, May 11th 1-3:30pm and May 13th 2:30-5:30pm \*\*** Welcome to the Talo by Rohit Homes. This purposefully designed 1,506 sq ft unit has a 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. Unfinished WALKOUT basement and a double parking pad in rear yard. Front and back landscaping included **\*\*Photos are representative and the interior colors may be different\*\***

Built in 2025

## Essential Information

MLS® #	A2212502
Price	\$515,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,520
Acres	0.06
Year Built	2025



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

### **Community Information**

Address	46 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	No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting
Appliances	Dishwasher, Dryer, Microwave, Oven, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	21
Zoning	TBD

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.