



GRASSROOTS
REALTY GROUP

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**54 Agate Road
Cochrane, Alberta**

MLS # A2231031



\$559,000

Division:	Greystone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,617 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	None		

**** Open House at Greystone showhome - 498 River Ave, Cochrane - July 17th 3–5:30pm, July 18th 2-4pm, July 19th 12-2pm and July 20th 12-3:30pm **** The Landon by Rohit Communities offers over 1,600 sq. ft. of beautifully designed living space in a stylish duplex with a double front-attached garage. The main floor features a sleek kitchen with a large quartz island—perfect for entertaining—paired with an open-concept living and dining area that’s ideal for hosting or cozy family evenings. Upstairs, you’ll find three spacious bedrooms, a versatile loft, convenient laundry, and two full bathrooms. The unfinished basement presents a great opportunity for future development. Front and rear landscaping are included for added convenience. Please note: Photos are from a similar model and are for illustrative purposes only. Interior finishes and colors may vary. Measurements are taken from builder blueprints. This home is currently under construction.