



GRASSROOTS
REALTY GROUP

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**62 Agate Road
Cochrane, Alberta**

MLS # A2240447



\$499,900

Division:	Heartland		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,521 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	TBC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

Inclusions: None

**** Open House at Greystone showhome - 498 River Ave, Cochrane - September 25th 5-7pm, September 26th 3-5pm, September 27th 1:30-4pm, September 28th 1:30-4:30pm and September 29th 3-6pm **** Welcome home to the Talo by Rohit Homes—a 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.