



GRASSROOTS
REALTY GROUP

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**82 Agate Road
Cochrane, Alberta**

MLS # A2264580



\$549,000

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, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, 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 - Sat. Oct 18 1-4pm, Sun. Oct 19 2-4pm, Tues. Oct 21 3-6pm ***
The Landon by Rohit Communities is a stunning duplex with an attached double front garage and over 1,600 sq. ft. of developed space. The main floor features a bright, open-concept layout with a spacious living room, dining area, modern kitchen with a large island, and a convenient half bath. Upstairs, you'll find two generous bedrooms, a versatile flex space, laundry, and two full bathrooms. The home also includes a separate side entry and an unfinished basement, offering great potential for future development. Front and back landscaping are included. Photos are representative, and interior colors may vary.