



86 Agate Road  
Cochrane, Alberta

MLS # A2277209



**\$549,900**

<b>Division:</b>	Greystone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,732 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Other, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

\*\* Open House at Greystone Show Home - 498 River Ave, Cochrane - Feb. 5th 1-4pm, Feb. 7th 12-5pm, Feb. 8th 1-4pm, Feb. 9th 3-6pm and Feb. 10th 3-5pm \*\* Welcome to the pinnacle of contemporary living in this beautifully designed semi-detached home—the Dallas Model. Offering 1,726 sq ft of modern elegance, this 3-bedroom, 2.5-bath residence blends style and functionality seamlessly. The open-concept main floor is filled with natural light, featuring 9-foot ceilings and expansive triple-pane windows. The gourmet kitchen showcases sleek quartz countertops and a convenient walkthrough pantry, ideal for both everyday living and entertaining. Additional highlights include a double attached garage with direct access and a separate side entrance leading to a full, unfinished basement, offering excellent future development potential. Thoughtfully crafted and backed by a New Home Warranty, the Dallas Model is an exceptional place to call home, ideally located in the heart of Greystone Cochrane.