

## 54 Agate Road Cochrane, Alberta

MLS # A2231031



# \$559,000

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

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

**\*\* Open House at Greystone showhome - 498 River Ave, Cochrane - June 20th 3-5pm, June 21st 1-4pm, and June 22nd 12-4pm \*\*** 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&mdash;perfect for entertaining&mdash;paired with an open-concept living and dining area that&rsquo;s ideal for hosting or cozy family evenings. Upstairs, you&rsquo;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.