

38 Agate Road
Cochrane, Alberta

MLS # A2206895

\$544,000



Division:	Greystone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,624 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	TBC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	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 is a stunning duplex with a double front garage and over 1,600 sq. ft. of developed space. The main floor boasts a beautiful kitchen with a large quartz island, perfect for entertaining, along with an open-concept living and dining area that creates an inviting atmosphere for gatherings or family nights. Upstairs, you'll find three bedrooms, a loft, laundry, and two full baths. The unfinished WALK OUT basement offers excellent potential for future development. Front and back landscaping is included. Photos are representative, and interior colors may vary.