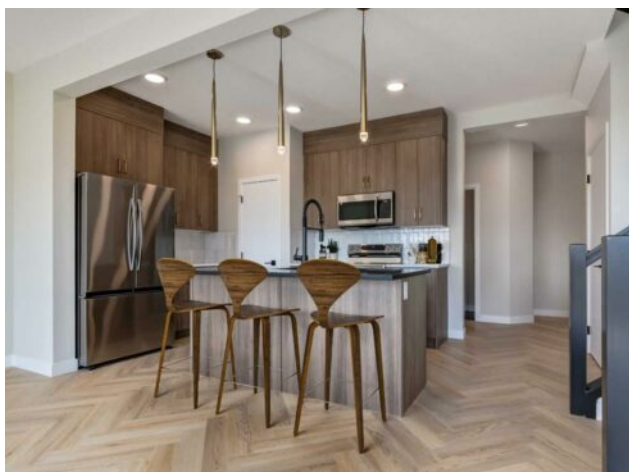


86 Agate Road
Cochrane, Alberta

MLS # A2277209



\$549,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)

Inclusions: None

**** Open House at Greystone Show Home - 498 River Ave, Cochrane - Jan. 30th 2-4pm, Jan. 31st 12:30-3:30pm and Feb. 2nd 3-6pm ****
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.