



62 Agate Road Cochrane Alberta

\$515,000

**** Open House at 498 River Ave Showhome Sept. 14th 2-4pm **** Welcome home to the Talo by Rohit Homes--an intelligently designed 1,506 sq ft side-by-side duplex with a walkout basement and rear parking pad, located in a thoughtfully planned community. This stylish and functional home is perfect for families, first-time buyers, or anyone seeking modern comfort in a well-designed space. The main floor features a spacious kitchen with a central island that comfortably seats four--ideal for casual dining or entertaining. A rear entry with built-in coat hooks and a bench adds everyday convenience and thoughtful design. Upstairs, enjoy a layout built for privacy and functionality. The primary suite is tucked away on one side, while two secondary bedrooms are on the other, separated by a central flex room and a convenient laundry area. The flex space offers endless possibilities--perfect for a home office, play area, or cozy reading nook. Additional features include a walkout basement ready for future development, and a rear parking pad offers dedicated, off-street parking. Photos are representative and interior colours may vary. (id:6769)

Recreational, Games room 39.75 Ft x 16.17 Ft

Other 7.75 Ft x 5.00 Ft

2pc Bathroom 7.58 Ft x 2.92 Ft

Kitchen 13.00 Ft x 8.50 Ft

Dining room 16.33 Ft x 8.33 Ft

Living room 19.08 Ft x 12.92 Ft

Other 5.33 Ft x 5.67 Ft

Bedroom 10.83 Ft x 8.25 Ft

Bedroom 10.67 Ft x 8.42 Ft

Laundry room 5.42 Ft x 4.42 Ft

4pc Bathroom 8.58 Ft x 4.92 Ft

Bonus Room 11.83 Ft x 8.00 Ft

Primary Bedroom 13.83 Ft x 11.75 Ft

4pc Bathroom 9.00 Ft x 4.92 Ft

Other 7.08 Ft x 4.50 Ft

Listing Presented By:



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