



**3 Agate Road  
Cochrane, Alberta**

**MLS # A2312747**

**\$534,900**



<b>Division:</b>	Greystone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,660 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** shelves in kitchen, tv mount(s), storage racks in garage

**\*\* OPEN HOUSE SUNDAY JUNE 28 12-2PM \*\*** Welcome to this beautifully situated corner-unit duplex in the heart of Greystone, perfectly positioned across from a sprawling greenspace, park, and playground. Surrounded by extensive walking and biking pathways and just moments from the Bow River, this location offers an exceptional blend of nature, recreation, and everyday convenience. Inside, the bright and inviting open-concept main floor is flooded with natural light and enhanced by central air conditioning for year-round comfort. Upstairs, you'll find three generously sized bedrooms, convenient upper-floor laundry, and 2.5 bathrooms, including a spacious primary retreat featuring a walk-in closet, private ensuite, and picturesque views of the surrounding greenspace and natural landscape. The unfinished basement with a separate entrance provides incredible flexibility for future development, whether you're envisioning additional living space, a home office, gym, recreation area, or extra bedrooms. Completing the property is a spacious detached garage and a desirable corner-lot setting that offers added privacy and curb appeal. Whether you're enjoying the nearby pathways, taking in the natural surroundings, or simply relaxing at home, this property delivers an outstanding lifestyle in one of Cochrane's most sought-after communities.