

# \$474,000 - 76 Clydesdale Avenue, Cochrane

MLS® #A2212542

**\$474,000**

3 Bedroom, 3.00 Bathroom, 1,520 sqft

Residential on 0.04 Acres

Heartland, Cochrane, Alberta

**\*\* Under Construction - Open House Hours at 498 River Avenue, Cochrane - Apr. 30th 3:30-5:30pm, May 2nd 12-2pm, May 2nd 3:30-5:30pm, May 3rd 12-4pm, May 4th 1-4pm and May 6th 1-3pm \*\*** Welcome to the Talo by Rohit Homes. This purposefully designed 1,506 sq ft unit has a spacious main floor equipped with a large kitchen, an island that seats 4 people, plus a rear entry with built-in coat hooks and a bench. Upstairs, the space has been beautifully designed to flow between the master suite and two secondary bedrooms. The flex room and convenient laundry room separate the bedrooms for added privacy. Unfinished basement and a double detached garage in rear yard. Front and back landscaping included **\*\*Photos are representative and the interior colors may be different\*\***

Built in 2025

## Essential Information

MLS® #	A2212542
Price	\$474,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,520
Acres	0.04



Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	76 Clydesdale Avenue
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0M4

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting
Appliances	Dishwasher, Dryer, Microwave, Oven, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 16th, 2025
Days on Market	16
Zoning	TBD

**Listing Details**

Listing Office                      eXp Realty

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