

\$474,900 - 68 Clydesdale Avenue, Cochrane

MLS® #A2240406

\$474,900

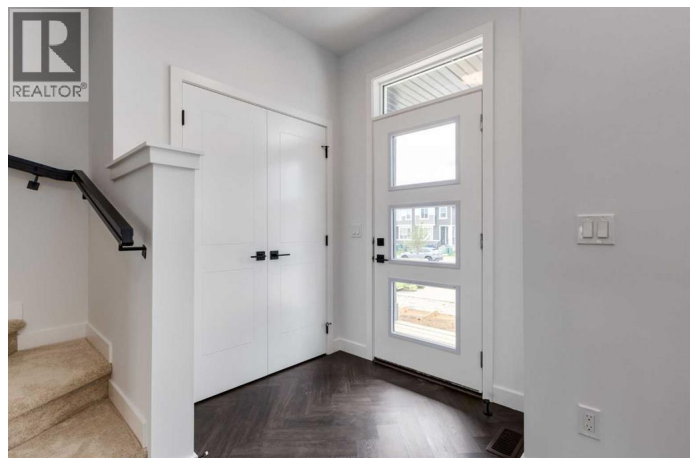
3 Bedroom, 3.00 Bathroom, 1,521 sqft

Single Family on 0.06 Acres

Heartland, Cochrane, Alberta

****\$5K off list price - special promo price - Open House at Showhome - 15 Belgian Court, Cochrane - October 11th 12-4pm, October 12th 12-2pm and October 13th 1-4pm ****

Welcome to this beautifully designed end-unit no condo fee townhome—the Talo model by Rohit Homes—located in the vibrant and growing community of Heartland in Cochrane. As part of a modern triplex, this edge unit offers added privacy, a separate side entry, and a double detached garage—making it an ideal choice for families, first-time buyers, or those looking to right-size with style and flexibility. With 3 bedrooms, 2.5 bathrooms, and 1,520 sq ft of thoughtfully planned living space, this brand-new home features a bright, open-concept main floor with 9' ceilings and seamless flow between the kitchen, dining, and living areas—perfect for everyday living or entertaining. At the heart of the home is a contemporary kitchen showcasing quartz countertops, a central island, and sleek cabinetry that combine functionality and elegance. The double detached garage at the rear offers secure parking and additional storage while maintaining the home's charming curb appeal. Upstairs, the spacious primary suite includes a private ensuite and generous closet space, complemented by two additional bedrooms and a full bathroom—ideal for kids, guests, or a home office. A convenient upper-floor laundry room adds to the everyday ease of living. Set in the dynamic community of Heartland, you'll enjoy



quick access to parks, schools, scenic pathways, local amenities, and major routesâ€”making commuting to Calgary or weekend escapes to the mountains a breeze. New Home Warranty Included.Donâ€™t miss your chance to own this stylish and functional end-unit townhome in one of Cochraneâ€™s most desirable new neighborhoodsâ€”schedule your private showing today! (id:6289)

Built in 2025

Essential Information

Listing #	A2240406
Price	\$474,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,521
Acres	0.06
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	68 Clydesdale Avenue
Subdivision	Heartland
City	Cochrane
Province	Alberta
Postal Code	T4C2Y6

Amenities

Amenities	Schools, Shopping
Features	Other, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave
Heating	Forced air
Cooling	None
# of Stories	2
Basement	Separate entrance

Exterior

Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty



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