

# \$469,000 - 76 Clydesdale Avenue, Cochrane

MLS® #A2212542

**\$469,000**

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\*\*** 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	\$469,000
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 6  
Zoning TBD

### Listing Details

Listing Office eXp Realty

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