

# \$474,900 - 68 Clydesdale Avenue, Cochrane

MLS® #A2240406

**\$474,900**

3 Bedroom, 3.00 Bathroom, 1,521 sqft  
Residential 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 routes—making commuting to Calgary or weekend escapes to the mountains a breeze. New Home Warranty Included.

Don't miss your chance to own this stylish and functional end-unit townhome in one of Cochrane's most desirable new neighborhoods—schedule your private showing today!

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2240406      |
| Price          | \$474,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,521         |
| Acres          | 0.06          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 68 Clydesdale Avenue |
| Subdivision | Heartland            |

|             |                   |
|-------------|-------------------|
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 2Y6           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Built-in Features |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer                                                                                           |
| Heating           | Forced Air                                                                                                                                             |
| Cooling           | None                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                    |
| Basement          | Full, Exterior Entry, Unfinished                                                                                                                       |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Other           |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 80              |
| Zoning         | TBD             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.