

# \$474,000 - 62 Clydesdale Avenue, Cochrane

MLS® #A2231088

**\$474,000**

3 Bedroom, 3.00 Bathroom, 1,521 sqft

Residential on 0.06 Acres

Heartland, Cochrane, Alberta

**\*\* Open House at Greystone showhome - 498 River Ave, Cochrane - June 20th 3-5pm, June 21st 1-4pm, and June 22nd 12-4pm \*\***

Welcome to this beautifully designed Talo model townhome by Rohit Homes, located in the vibrant and growing community of Heartland in Cochrane. Thoughtfully crafted with a modern aesthetic and practical layout, this home is ideal for families, first-time buyers, or those looking to right-size without compromise.

Featuring 3 bedrooms, 2.5 bathrooms, and 1,520 sq ft of well-planned living space, this brand-new home offers an open-concept main floor with 9' ceilings and a seamless flow between the kitchen, dining, and living areasâ€”perfect for both everyday living and entertaining.

At the heart of the home is a contemporary kitchen with quartz countertops, a central island, and sleek cabinetry, offering both functionality and style. At the back, a double detached garage provides secure parking and extra storage while maintaining the homeâ€™s clean curb appeal.

Upstairs, the spacious primary suite boasts a private ensuite and ample closet space, while two additional bedrooms offer flexibility for children, guests, or a home office. The upper-level laundry room adds convenience to your daily routine.



Situated in Heartland, Cochrane, this dynamic community offers quick access to parks, schools, scenic pathways, local amenities, and major routesâ€”making it easy to commute to Calgary or escape to the mountains for the weekend.

Donâ€™t miss your opportunity to own a stylish, low-maintenance home in one of Cochraneâ€™s most desirable new communitiesâ€”book your showing today!

Built in 2025

**Essential Information**

MLS® #	A2231088
Price	\$474,000
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	62 Clydesdale Avenue
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2Y6

**Amenities**

Parking Spaces	2
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Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Built-in Features, Closet On Kitchen Island, No Animal Home, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Microwave
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Heating	Forced Air
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Cooling	None
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Has Basement	Yes
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Basement	Full, Unfinished
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## Exterior

Exterior Features	Other
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Lot Description	Other
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Roof	Asphalt Shingle
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Construction	Wood Frame
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Foundation	Poured Concrete
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## Additional Information

Date Listed	June 16th, 2025
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Days on Market	9
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Zoning	TBD
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## Listing Details

Listing Office	eXp Realty
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