

# \$469,000 - 102 Clydesdale Avenue, Cochrane

MLS® #A2199616

**\$469,000**

3 Bedroom, 3.00 Bathroom, 1,520 sqft  
Residential on 0.04 Acres

Heartland, Cochrane, Alberta

\*\* Open House at Greystone showhome - 498 River Ave, Cochrane - Apr. 11th 3:30-5:30pm and Apr. 13th 1-4pm \*\*  
Welcome home 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 at rear. Front and back landscaping included \*\*Photos are representative and the interior colors may be different\*\*



Built in 2025

## Essential Information

MLS® #	A2199616
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
Status	Active

### **Community Information**

Address	102 Clydesdale Avenue
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C3H5

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

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

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	30
Zoning	tbc

### **Listing Details**



Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.