

# \$510,000 - 74 Clydesdale Avenue, Cochrane

MLS® #A2225523

**\$510,000**

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 - Wed. June 4,  
3-4pm & Fri. June 6, 2-5pm **\*\*** Welcome to this  
beautifully designed Talo model townhome by  
Rohit Homes, located in the growing and  
family-friendly community of Heartland in  
Cochrane. Featuring a separate entrance and  
a detached double garage, this brand-new  
home offers the perfect balance of style,  
functionality, and flexibility.

With 3 bedrooms, 2.5 bathrooms, and 1,520.6  
sq ft above grade, this spacious layout is ideal  
for modern family living. The open-concept  
main floor seamlessly connects the kitchen,  
dining, and living areas, making it perfect for  
entertaining or relaxed family time. The  
modern kitchen includes a central island with  
plenty of counter space—perfect for meal  
prep, casual dining, or hosting guests.

The unfinished basement with its separate  
side entrance provides endless potential for  
future development—whether you're  
envisioning a home gym, recreation area, or  
legal suite.

Upstairs, the primary bedroom is a true retreat,  
complete with a spacious layout and a private  
ensuite. Two additional bedrooms and an  
upstairs laundry room provide convenience  
and flexibility for growing families, guests, or  
home office needs.



Located in Heartland, youâ€™ll enjoy small-town charm with quick access to parks, playgrounds, schools, shopping, and walking trails, plus an easy commute to Calgary or west to the Rocky Mountains via Highway 1A.

Donâ€™t miss out on this incredible opportunity to own a stylish, functional, and brand-new homeâ€”schedule your showing today!

Built in 2025

**Essential Information**

MLS® #	A2225523
Price	\$510,000
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	74 Clydesdale Avenue
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3H5

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached

# of Garages 2

## Interior

Interior Features Built-in Features, Closet O  
Kitchen Island, No Animal H  
Pantry, Separate Entrance, V

Appliances Dishwasher, Dryer, Microwav

Heating Forced Air

Cooling None

Has Basement Yes

Basement Exterior Entry, Full, Unfinishe

## Exterior

Exterior Features Other

Lot Description Other

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed May 30th, 2025

Days on Market 8

Zoning TBD

## Listing Details

Listing Office eXp Realty

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