

# \$510,000 - 68 Clydesdale Avenue, Cochrane

MLS® #A2240406

**\$510,000**

3 Bedroom, 3.00 Bathroom, 1,521 sqft

Residential on 0.06 Acres

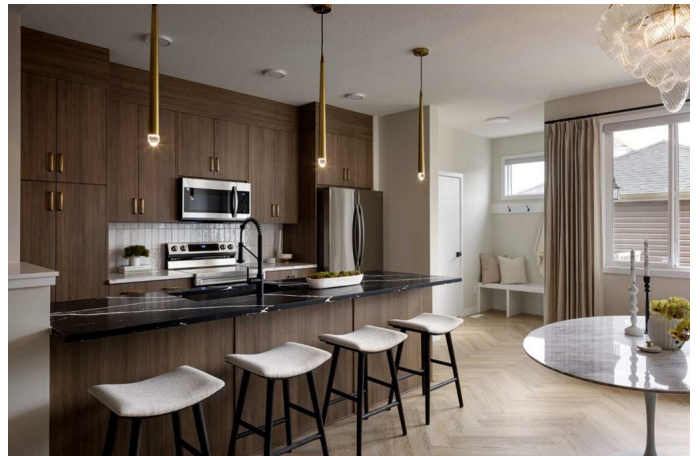
Heartland, Cochrane, Alberta

**\*\* Open House at Greystone showhome - 498 River Ave, Cochrane - August 21st 4-7pm, August 22nd 3-5pm, August 23rd 12-5pm and August 24th 12-5pm \*\*** Welcome to this beautifully designed end-unit 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.

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          | \$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     | 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        Built-in Features, Closet O  
Kitchen Island, No Animal H  
Walk-In Closet(s)  
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                July 17th, 2025  
Days on Market            34  
Zoning                      TBD

**Listing Details**

Listing Office              eXp Realty



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