

# \$474,000 - 76 Clydesdale Avenue, Cochrane

MLS® #A2212542

**\$474,000**

3 Bedroom, 3.00 Bathroom, 1,520 sqft

Residential on 0.04 Acres

Heartland, Cochrane, Alberta

**\*\* Under Construction - Open House Hours at 498 River Avenue, Cochrane - May 23rd 3-5pm, May 24th 11:30-2pm, May 24th 3:30-5:30pm and May 25th 1-4pm \*\*** Welcome 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 in rear yard. Front and back landscaping included **\*\*Photos are representative and the interior colors may be different\*\***

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2212542  |
| Price          | \$474,000 |
| 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, Side by Side |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 76 Clydesdale Avenue |
| Subdivision | Heartland            |
| City        | Cochrane             |
| County      | Rocky View County    |
| Province    | Alberta              |
| Postal Code | T4C0M4               |

### Amenities

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

### Interior

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

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Other                |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt              |
| Construction      | Stucco, Wood Frame   |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 35               |
| Zoning         | TBD              |

### Listing Details

Listing Office

eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.