

\$474,900 - 68 Clydesdale Avenue, Cochrane

MLS® #A2240406

\$474,900

3 Bedroom, 3.00 Bathroom, 1,521 sqft
Residential on 0.06 Acres

Heartland, Cochrane, Alberta

****\$5K off list price - special promo price ****

Open House at Greystone showhome - 498
River Ave, Cochrane - October 18th 1-4pm,
October 19th 2-4pm and October 21st 3-6pm

**** Welcome to this beautifully designed end-unit no condo fee 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. New Home Warranty Included.

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	\$474,900
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 Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Exterior Entry, Unfinished

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	90
Zoning	TBD

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.