

62 Clydesdale Avenue  
Cochrane, Alberta

MLS # A2231088



**\$474,000**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,521 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

**\*\* Open House at Greystone showhome - 498 River Ave, Cochrane - June 20th 3-5pm, June 21st 1-4pm, and June 22nd 12-4pm \*\***

Welcome to this beautifully designed Talo model townhome by Rohit Homes, located in the vibrant and growing community of Heartland in Cochrane. Thoughtfully crafted with a modern aesthetic and practical layout, this home is ideal for families, first-time buyers, or those looking to right-size without compromise. Featuring 3 bedrooms, 2.5 bathrooms, and 1,520 sq ft of well-planned living space, this brand-new home offers an open-concept main floor with 9' ceilings and a seamless flow between the kitchen, dining, and living areas—perfect for both everyday living and entertaining. At the heart of the home is a contemporary kitchen with quartz countertops, a central island, and sleek cabinetry, offering both functionality and style. At the back, a double detached garage provides secure parking and extra storage while maintaining the home's clean curb appeal. Upstairs, the spacious primary suite boasts a private ensuite and ample closet space, while two additional bedrooms offer flexibility for children, guests, or a home office. The upper-level laundry room adds convenience to your daily routine. Situated in Heartland, Cochrane, this dynamic community offers quick access to parks, schools, scenic pathways, local amenities, and major routes—making it easy to commute to Calgary or escape to the mountains for the weekend. Don't miss your opportunity to own a stylish, low-maintenance home in one of Cochrane's most desirable new communities—book your showing today!