

\$469,900 - 110 Clydesdale Avenue, Cochrane

MLS® #A2260271

\$469,900

3 Bedroom, 3.00 Bathroom, 1,521 sqft

Residential on 0.04 Acres

Heartland, Cochrane, Alberta

**** 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, 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 unit offers added privacy, 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 townhome in one of Cochrane's most desirable new neighborhoods—schedule your private showing today!

Built in 2025

Essential Information

MLS® #	A2260271
Price	\$469,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,521
Acres	0.04
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	110 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 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, Unfinished

Exterior

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	25
Zoning	R-MX

Listing Details

Listing Office	eXp Realty
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