

# \$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 - 7 Belgian Court, Cochrane  
- Saturday, Sept. 20th 2-4pm and Sunday,  
Sept. 21st 1:30-4:30pm \*\* 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 routesâ€”making commuting to Calgary or weekend escapes to the mountains a breeze. New Home Warranty Included.

Donâ€™t miss your chance to own this stylish and functional end-unit townhome in one of Cochraneâ€™s most desirable new neighborhoodsâ€”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 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 Exterior Entry, Full, 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 62  
Zoning TBD

### Listing Details

Listing Office eXp Realty

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