

\$510,000 - 68 Clydesdale Avenue, Cochrane

MLS® #A2240406

\$510,000

3 Bedroom, 3.00 Bathroom, 1,521 sqft

Residential on 0.06 Acres

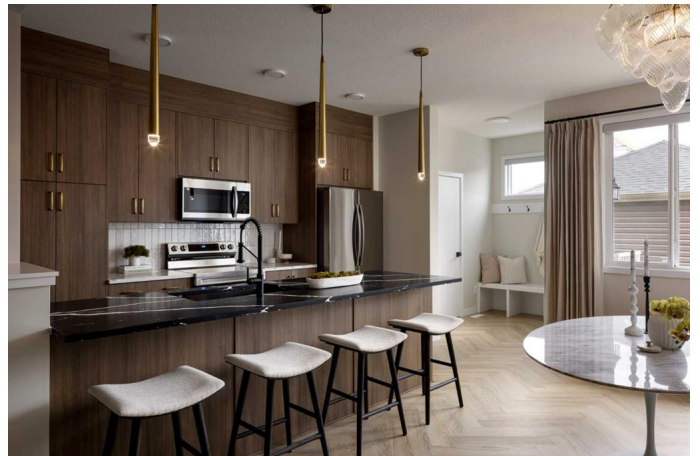
Heartland, Cochrane, Alberta

**** Open House at Greystone showhome - 498 River Ave, Cochrane - August 21st 4-7pm, August 22nd 3-5pm, August 23rd 12-5pm and August 24th 12-5pm **** Welcome to this beautifully designed end-unit 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.

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	\$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 O
Kitchen Island, No Animal H
Walk-In Closet(s)
Appliances Dishwasher, Dryer, Microwav
Heating Forced Air
Cooling None
Has Basement Yes
Basement Exterior Entry, Full, Unfinishe

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 31
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.