

# \$515,000 - 213 Clydesdale Avenue, Cochrane

MLS® #A2244725

**\$515,000**

3 Bedroom, 3.00 Bathroom, 1,685 sqft

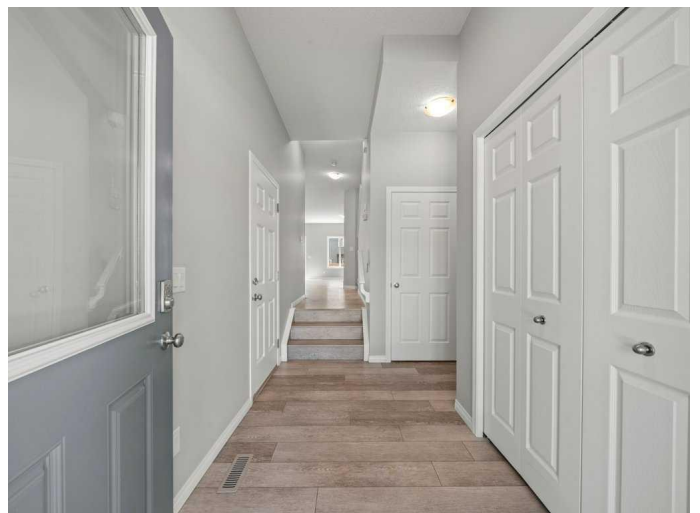
Residential on 0.06 Acres

Heartland, Cochrane, Alberta

This well-maintained 3-bedroom, 2.5-bathroom semi-attached home in Heartland features a spacious front entry and open-concept main floor with kitchen flowing into the living room. The kitchen offers modern cabinetry with corner pantry, stone countertops, tile backsplash, and stainless steel appliances including chimney hood fan, built-in microwave, and undermount sink. Upstairs, the primary suite includes a walk-in closet and ensuite with walk-in shower and dual sink vanity, while two additional bedrooms, a 4-piece bath, upper-level bonus room, and convenient laundry room complete the floor. Recent updates include fresh paint throughout and brand new carpet on the stairs and upper level. The unfinished basement provides excellent potential for future development, and the single attached garage adds convenience. Outside, the fully landscaped and fenced yard offers privacy for relaxation or entertaining. Located in the established Heartland community with access to neighborhood trails, parks, and playgrounds, plus convenient shopping at nearby Heartland Station featuring Tim Hortons, liquor store, Cabeza Grande Mexican restaurant, and other local services, this move-in ready home combines comfortable living spaces with room to grow.

Built in 2020

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2244725               |
| Price          | \$515,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,685                  |
| Acres          | 0.06                   |
| Year Built     | 2020                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 213 Clydesdale Avenue |
| Subdivision | Heartland             |
| City        | Cochrane              |
| County      | Rocky View County     |
| Province    | Alberta               |
| Postal Code | T4C 2R1               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Double Vanity, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer                   |
| Heating           | Forced Air                                                          |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Full, Unfinished                                                    |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |

|              |                                 |
|--------------|---------------------------------|
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 3               |
| Zoning         | R-MX            |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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.