

\$474,000 - 62 Clydesdale Avenue, Cochrane

MLS® #A2231088

\$474,000

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 - July 4th 2-5pm, July 5th 12-4pm and July 6th 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 areasâ€”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 homeâ€™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 routesâ€”making it easy to commute to Calgary or escape to the mountains for the weekend.

Donâ€™t miss your opportunity to own a stylish, low-maintenance home in one of Cochraneâ€™s most desirable new communitiesâ€”book your showing today!

Built in 2025

Essential Information

MLS® #	A2231088
Price	\$474,000
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	62 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 Garages2

Interior

Interior FeaturesBuilt-in Features, Closet O Kitchen Island, No Animal H Walk-In Closet(s)

AppliancesDishwasher, Dryer, Microwav

HeatingForced Air

CoolingNone

Has BasementYes

BasementFull, Unfinished

Exterior

Exterior FeaturesOther

Lot DescriptionOther

RoofAsphalt Shingle

ConstructionWood Frame

FoundationPoured Concrete

Additional Information

Date ListedJune 16th, 2025

Days on Market17

ZoningTBD

Listing Details

Listing OfficeeXp Realty



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