

# \$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 - Sept. 10th 3-5pm, Sept. 12th 3-5pm, Sept. 13th 1:30-4:30pm and Sept. 14th 1-4pm \*\*** 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 bathroomâ€”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, Washer, Stove(s)
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	51
Zoning	TBD

### Listing Details

Listing Office	eXp Realty
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