

# \$469,900 - 110 Clydesdale Avenue, Cochrane

MLS® #A2260271

**\$469,900**

3 Bedroom, 3.00 Bathroom, 1,521 sqft

Residential on 0.04 Acres

Heartland, Cochrane, Alberta

**\*\* Open House at Greystone showhome - 498 River Ave, Cochrane - November 1st 1:30-4pm, November 2nd 1:30-4pm, November 3rd 3-6pm and November 4th 3-6pm \*\*** Welcome to this beautifully designed, 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 unit offers added privacy, 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 townhome in one of Cochraneâ€™s most desirable new neighborhoodsâ€”schedule your private showing today!

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2260271      |
| Price          | \$469,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,521         |
| Acres          | 0.04          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 110 Clydesdale Avenue |
| Subdivision | Heartland             |
| City        | Cochrane              |

|             |                   |
|-------------|-------------------|
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 3H5           |

### 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          | Full                                                                                                                                                   |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Other           |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 38                   |
| Zoning         | R-MX                 |

### 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.