

# \$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 Showhome - 15 Belgian Court, Cochrane - Saturday, October 4th 12-4pm \*\*** 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 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. New Home Warranty Included.

Don't miss your chance to own this stylish and functional townhome in one of Cochrane's most desirable new neighborhoods—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, Unfinished

### 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 10  
Zoning R-MX

### Listing Details

Listing Office eXp Realty

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