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## 110 Clydesdale Avenue Cochrane, Alberta

MLS # A2260271



\$469,900

Division: Heartland Residential/Triplex Type: Style: 2 Storey Size: 1,521 sq.ft. Age: 2025 (0 yrs old) **Beds:** Baths: 2 full / 1 half Garage: **Double Garage Detached** Lot Size: 0.04 Acre Lot Feat: Other

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Basement: Exterior:	Full Wood Frame	Zoning:	

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)

Inclusions: None

\*\* Open House at showhome - 15 Belgian Court, Cochrane - October 24th 3-5pm, October 25th 1-4pm, October 26th 1-4pm and October 28th 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 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!