



GRASSROOTS
REALTY GROUP

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**216 Clydesdale Avenue
Cochrane, Alberta**

MLS # A2267685



\$485,000

Division:	Heartland		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,403 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, No Smoking Home, Open Floorplan, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-MD
Utilities:	-

Inclusions: n/a

Welcome to 216 Clydesdale Avenue in Cochrane's desirable Heartland community — where modern living meets mountain adventure. This beautifully maintained two-storey home offers nearly 1,400 square feet of bright, open living space above grade, featuring three spacious bedrooms and three bathrooms designed with comfort and style in mind. The main floor flows seamlessly from the inviting living area into a contemporary kitchen and dining space, perfect for family life or entertaining guests. A large unfinished basement awaits your creative touch — whether you envision a media room, gym, or extra guest suite, the possibilities are endless. The generous double-car garage provides plenty of room for vehicles, storage, or all your mountain gear. Set in Heartland — one of Cochrane's most vibrant and growing neighborhoods — this property blends small-town warmth with incredible outdoor accessibility. Residents enjoy walking paths, playgrounds, and local shops just steps from home, all while being on the west edge of town for the quickest access to the Rocky Mountains. Whether you're heading out for a morning hike, a weekend ski trip, or simply enjoying the sunsets over the foothills, this location is unmatched for those who crave both community and adventure. 216 Clydesdale Avenue isn't just a home — it's a gateway to the mountain lifestyle you've been dreaming of, right here in Cochrane.