



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**216 Clydesdale Avenue  
Cochrane, Alberta**

**MLS # A2279241**



**\$490,000**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,536 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to 216 Clydesdale Avenue in Cochrane's desirable Heartland community. This beautifully maintained two-storey townhome offers over 1,500 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 &mdash; whether you envision a media room, gym, or extra guest suite, the option is yours. The generous double-car garage provides plenty of room for vehicles, storage, or all your mountain gear. Set in Heartland &mdash; one of Cochrane's most vibrant and growing neighborhoods &mdash; 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 &mdash; it's a gateway to the mountain lifestyle you've been dreaming of, right here in Cochrane.