



**110 Clydesdale Avenue  
Cochrane, Alberta**

**MLS # A2193221**



**\$479,000**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,521 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** None

\*\* Open House at Greystone showhome - 498 River Ave, Cochrane - Feb. 19th 3:30-5:30pm, Feb. 20th 2-5pm, Feb. 21st 1-4pm, Feb. 22nd 1-4pm, Feb. 23rd 2:30-5pm, Feb. 24th 1-3pm and Feb 25th 1-3 \*\*&nbsp;  Welcome home to the Talo by Rohit Homes. This thoughtfully designed 1,506 sq. ft. middle unit in a threeplex offers a functional layout perfect for modern living. The main floor boasts a spacious kitchen with a large island that seats four, plus a rear entry complete with built-in coat hooks and a bench for added convenience. Upstairs, the layout seamlessly connects the primary suite with two additional bedrooms, while a versatile flex room and a well-placed laundry room provide added privacy and practicality. The unit also includes an unfinished basement. Please note: Photos and measurements are based on the same model but not of this specific unit. Interior colors and finishes may vary.