

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

## 28 Clydesdale Court Cochrane, Alberta

Forced Air

Asphalt Shingle

Wood Frame

Poured Concrete

Carpet, Hardwood, Tile

Separate/Exterior Entry, Full, Unfinished

## MLS # A2193259



## \$489,000

Division:	Heartland		
Туре:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,521 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		
	Water:	-	
	Sewer:	-	
	Condo Fee	-	
	LLD:	-	
	Zoning:	TBD	
	Utilities:	-	

Features: High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)

Inclusions: None

Heating:

Floors:

Roof:

**Basement:** 

Foundation:

**Exterior:** 

\*\* 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 \*\* Welcome home to the Talo semi detached with parking pad in rear by Rohit Homes. This purposefully designed 1,506 sq ft unit has a spacious main floor equipped with a large kitchen, an island that seats 4 people, plus a rear entry with built-in coat hooks and a bench. Upstairs, the space has been beautifully designed to flow between the master suite and two secondary bedrooms. The flex room and convenient laundry room separate the bedrooms for added privacy. Unfinished basement with side entrance offering the potential for furture expansion and an double 18x20 parking pad at rear. Front and back landscaping included \*\*Photos are representative and the interior colors may be different\*\*.