



**GRASSROOTS**  
REALTY GROUP

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20 Clydesdale Court  
Cochrane, Alberta

MLS # A2193278



**\$539,000**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<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 Attached		
<b>Lot Size:</b>	0.07 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>	Separate/Exterior Entry, 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 \*\* The Landon by Rohit Communities is a stunning duplex with a double front garage and over 1,500 sq. ft. of developed space. The main floor boasts a beautiful kitchen with a large quartz island, perfect for entertaining, along with an open-concept living and dining area that creates an inviting atmosphere for gatherings or family nights. Upstairs, you'll find three bedrooms, a loft, laundry, and two full baths. The unfinished basement with a side entrance offers excellent potential for future development. Front and back landscaping is included. Photos are representative, and interior colors may vary.