



112 Clydesdale Avenue  
Cochrane, Alberta

MLS # A2194086



**\$499,000**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <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> | 0.06 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>   | Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |                   |     |

**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 \*\* Welcome home to the Talo 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 and a double detached garage at rear. Front and back landscaping included \*\*Photos are representative and the interior colors may be different\*\*