

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

## 102 Clydesdale Avenue Cochrane, Alberta

MLS # A2199616



\$479,000

Division:	Heartland				
Type:	Residential/Four Plex				
Style:	2 Storey				
Size:	1,520 sq.ft.	Age:	2025 (0 yrs old)		
Beds:	3	Baths:	2 full / 1 half		
Garage:	Double Garage Detached				
Lot Size:	0.04 Acre				
Lot Feat:	Back Yard, Low Maintenance Landscape				

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	tbc
Foundation:	Poured Concrete	Utilities:	-

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

Inclusions: none

<sup>\*\*</sup> Open House at Greystone showhome - 498 River Ave, Cochrane - Apr. 3rd 3:30-5:30pm, Apr. 4th 3:30-5:30pm, Apr. 5th 1-4pm, Apr. 6th 1-4pm \*\* 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\*\*