



GRASSROOTS
REALTY GROUP

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**76 Clydesdale Avenue
Cochrane, Alberta**

MLS # A2212542



\$469,000

Division:	Heartland		
Type:	Residential/Four Plex		
Style:	2 Storey, Attached-Side by Side		
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 Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting		

Inclusions: None

****Under Construction - Open House Hours at 498 River Avenue**** Welcome 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 in rear yard. Front and back landscaping included ****Photos are representative and the interior colors may be different****