

# \$519,000 - 208 Clydesdale Avenue, Cochrane

MLS® #A2233870

**\$519,000**

3 Bedroom, 3.00 Bathroom, 1,528 sqft

Residential on 0.04 Acres

Heartland, Cochrane, Alberta

Immaculate, 3 bedroom, 2.5 bathroom TOWNHOME in Heartland, Cochrane. Enjoy hassle free, NO CONDO FEE living in this vibrant and growing community. This townhome is a 2020 build by Rohit Homes and is being sold by the original owners.

This home packs a punch from the moment you step inside; upgraded tile entrance front and back, striking colour scheme, designer light fixtures plus quartz countertop with matching quartz throughout. FUNCTIONALITY REIGNS with large counter being the focal point of the living and dining area, a great place to spend time with friends and family. STAINLESS STEEL appliance package in kitchen speaks to the quality and upgrades in this home, with the kitchen feeling roomy and spacious. Step outside the back porch to your low maintenance yard and access to your new DOUBLE CAR DETACHED GARAGE. Back alley access means no neighbours behind and a safe space to play street hockey or tinker in the garage without traffic whizzing by.

Upstairs you are greeted by a cozy bonus room with the versatility for home entertainment, space for the kids or a small Fitness area. Primary bedroom with ensuite includes upgraded finishings and quartz countertop. 2 additional, good sized bedrooms upstairs and a separate 4-piece bathroom is enough space for the whole family.



Find a basement ready for your personal touch, with a SENSIBLE FLOORPLAN and no out of place support structures to hinder your future development plans. Heartland is an ideal location, with a friendly atmosphere and the 1a/22 Highway exchange being close to completion. Future HORSE CREEK SPORTS PARK North of the 1a has broken ground and Heartland is an easy 30-40 minute drive to the mountains. QUICK POSSESSION is available for you to move in right for the start of summer!

Built in 2020

### Essential Information

MLS® #	A2233870
Price	\$519,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,528
Acres	0.04
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	208 Clydesdale Avenue
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C2S5

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, On

	Street
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 24th, 2025
Days on Market	1
Zoning	R-MD

### Listing Details

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.