

\$449,000 - 403 Clydesdale Avenue, Cochrane

MLS® #A2264576

\$449,000

3 Bedroom, 3.00 Bathroom, 1,521 sqft
Residential on 0.04 Acres

Heartland, Cochrane, Alberta

*** OPEN HOUSE location 498 River Ave -
Sat. Oct 18 1-4pm, Sun. Oct 19 2-4pm, Tues.
Oct 21 3-6pm *** Welcome to this beautifully
designed, no condo fee townhome—the Talo
model by Rohit Homes—located in the vibrant
and growing community of Heartland in
Cochrane. As part of a modern triplex, this unit
offers added privacy, and a rear parking
pad—making it an ideal choice for families,
first-time buyers, or those looking to right-size
with style and flexibility.

With 3 bedrooms, 2.5 bathrooms, and 1,520
sq ft of thoughtfully planned living space, this
brand-new home features a bright,
open-concept main floor with 9' ceilings and
seamless flow between the kitchen, dining,
and living areas—perfect for everyday living
or entertaining.

At the heart of the home is a contemporary
kitchen showcasing quartz countertops, a
central island, and sleek cabinetry that
combine functionality and elegance.
Upstairs, the spacious primary suite includes a
private ensuite and generous closet space,
complemented by two additional bedrooms
and a full bathroom—ideal for kids, guests, or
a home office. A convenient upper-floor
laundry room adds to the everyday ease of
living.

Set in the dynamic community of Heartland,
you'll enjoy quick access to parks, schools,



scenic pathways, local amenities, and major routes”making commuting to Calgary or weekend escapes to the mountains a breeze.
New Home Warranty Included.

Don’t miss your chance to own this stylish and functional townhome in one of Cochrane’s most desirable new neighborhoods”schedule your private showing today!

Built in 2025

Essential Information

MLS® #	A2264576
Price	\$449,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,521
Acres	0.04
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	403 Clydesdale Avenue
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3L8

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	14
Zoning	R-MD

Listing Details

Listing Office	eXp Realty
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