\$495,000 - 216 Clydesdale Avenue, Cochrane

MLS® #A2267685

\$495,000

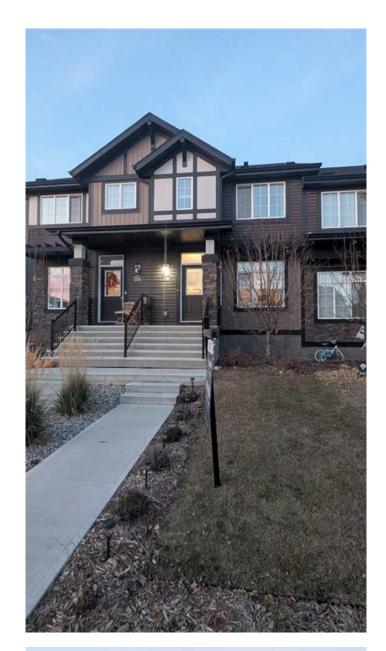
3 Bedroom, 3.00 Bathroom, 1,403 sqft Residential on 0.04 Acres

Heartland, Cochrane, Alberta

Welcome to 216 Clydesdale Avenue in Cochrane's desirable Heartland community â€" where modern living meets mountain adventure. This beautifully maintained two-storey home offers nearly 1,400 square feet of bright, open living space above grade, featuring three spacious bedrooms and three bathrooms designed with comfort and style in mind. The main floor flows seamlessly from the inviting living area into a contemporary kitchen and dining space, perfect for family life or entertaining guests. A large unfinished basement awaits your creative touch â€" whether you envision a media room, gym, or extra guest suite, the possibilities are endless. The generous double-car garage provides plenty of room for vehicles, storage, or all your mountain gear.

Set in Heartland â€" one of Cochrane's most vibrant and growing neighborhoods â€" this property blends small-town warmth with incredible outdoor accessibility. Residents enjoy walking paths, playgrounds, and local shops just steps from home, all while being on the west edge of town for the quickest access to the Rocky Mountains. Whether you're heading out for a morning hike, a weekend ski trip, or simply enjoying the sunsets over the foothills, this location is unmatched for those who crave both community and adventure.

216 Clydesdale Avenue isn't just a home â€" it's a gateway to the mountain lifestyle





you've been dreaming of, right here in Cochrane.

Built in 2020

Essential Information

MLS® # A2267685 Price \$495,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,403 Acres 0.04 Year Built 2020

Type Residential

Sub-Type Row/Townhouse

Style Townhouse

Status Active

Community Information

Address 216 Clydesdale Avenue

Subdivision Heartland City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 2S5

Amenities

Parking Spaces 2

Parking Alley Access, Double Garage Detached, Garage Door Opener, Garage

Faces Rear

of Garages 2

Interior

Interior Features Breakfast Bar, No Smoking Home, Open Floorplan, Quartz Counters

Appliances Dishwasher, Dryer, Electric Oven, Microwave, Microwave Hood Fan,

Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes
Basement Full

Exterior

Exterior Features Lighting

Lot Description Back Lane, Back Yard, Front

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Fra

Foundation Poured Concrete

Additional Information

Date Listed October 31st, 2025

Zoning R-MD

Listing Details

Listing Office GRASSROOTS REALTY GROUP

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