



THE
A-TEAM

**RE/MAX
FIRST**

114 CLYDESDALE Avenue, Cochrane T4C0X2

MLS® #: **A2181278**

Area: **Heartland**

Listing Date: **11/29/24**

List Price: **\$489,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$36k, 22-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Cochrane**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **1,506**

Low Sqft:

Ttl Sqft: **1,506**

Lot Information

Lot Sz Ar: **2,418 sqft**

Lot Shape:

DOM

64

Layout

Beds: **3 (3)**

Baths: **1.5 (1 1)**

Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Dryer,Electric Stove,Microwave,Washer**

Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Upper	8`5" x 10`8"
Living Room	Main	13`0" x 18`7"
Bonus Room	Upper	8`1" x 8`0"
2pc Bathroom	Main	

Room	Level	Dimensions
Bedroom	Upper	8`4" x 11`0"
Bedroom - Primary	Upper	12`0" x 11`9"
Dining Room	Main	8`6" x 15`10"
4pc Ensuite bath	Upper	

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

TBD

TBD

Remarks

Pub Rmks:

Under Construction visit Open House for more information at Greystone showhome - 498 River Ave, Cochrane -Jan. 27th 1-3pm, Jan. 30th 3:30-5:30, Jan. 31st 1:30-4pm and Feb. 2nd 1-4pm ** PRICE REDUCTION ** 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 an oversized single, 14x22 garage at rear. Front and back landscaping included **Photos are representative and the interior colors may be different

Inclusions:

none

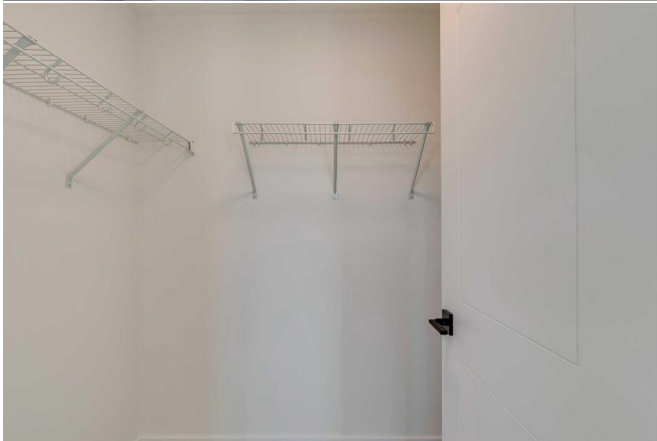
Property Listed By:

eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







The TALO Bold Designer Duplex

3 Bed
2.5 Bath
1506 sq ft

Main Floor Features

- 1. The open floor plan is designed to maximize the use of space, featuring a large living area and a dining area that flows into the kitchen.
- 2. The kitchen is equipped with modern appliances, including a refrigerator, oven, and dishwasher, and features a large island for additional counter space.
- 3. The living area is furnished with a comfortable sofa and a coffee table, providing a perfect spot for relaxation and entertainment.
- 4. The dining area is furnished with a dining table and chairs, offering a great space for family meals and gatherings.
- 5. The kitchen island is a versatile space that can be used for food preparation, dining, or as a bar area.
- 6. The open floor plan allows for easy access to the outdoor patio, which is a great place to enjoy the fresh air and sunshine.

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1506 sq ft

Upper Floor Features

- 1. The upper floor features three bedrooms, each with a large closet and a window overlooking the outdoors.
- 2. The primary bedroom is a spacious retreat, featuring a large bed, a desk, and a walk-in closet.
- 3. The flex room is a versatile space that can be used as a study, office, or a second living area.
- 4. The bathroom is a full bathroom with a bathtub, toilet, and vanity, providing a complete set of amenities.
- 5. The laundry room is conveniently located on the upper floor, featuring a washer and dryer and a storage cabinet.

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