



THE
A-TEAM

**RE/MAX
FIRST**

118 CLYDESDALE Avenue, Cochrane T4C3C3

MLS® #: **A2183663**

Area: **Heartland**

Listing Date: **12/16/24**

List Price: **\$479,000**

Status: **Pending**

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: **2025**

Lot Information

Lot Sz Ar: **10 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,506**
Low Sqft:
Ttl Sqft: **1,506**

DOM

47

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt**
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,Microwave,Range Hood,Stove(s),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	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	0`0" x 0`0"
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	0`0" x 0`0"
4pc Bathroom	Upper				

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TBD

TBD

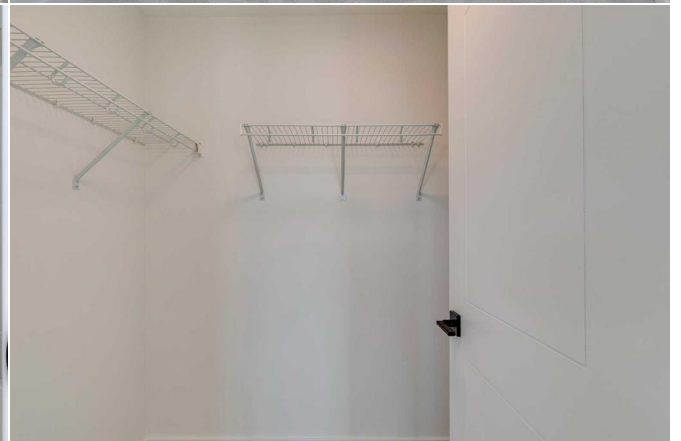
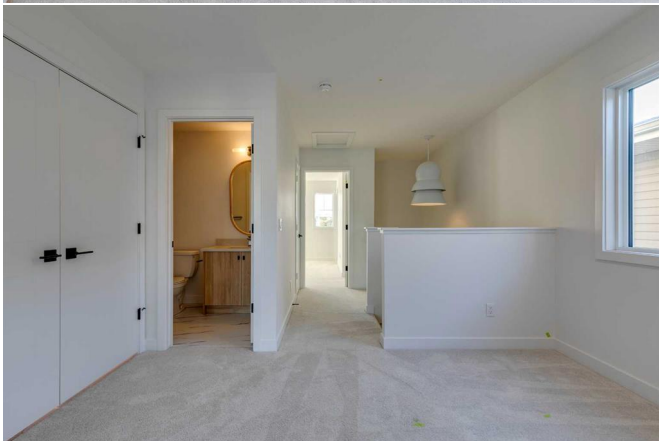
Remarks

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

Rohit
HOMES | Build Goes Further

The TALO Bold Designer Duplex

3 Bed
2.5 Bath
1506 sq ft

Upper Floor Features

Rohit
HOMES | Build Goes Further