

\$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 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 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 one of Cochrane's most vibrant and growing neighborhoods 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 it's a gateway to the mountain lifestyle



youâ€™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
Days on Market	1
Zoning	R-MD

Listing Details

Listing Office	GRASSROOTS REALTY GROUP
----------------	-------------------------

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.