

# \$539,000 - 32 Clydesdale Court, Cochrane

MLS® #A2217213

## \$539,000

2 Bedroom, 1.00 Bathroom, 1,617 sqft  
Residential on 0.07 Acres

Heartland, Cochrane, Alberta

**\*\* Open House at Greystone showhome - 498 River Ave, Cochrane - July 11th 1-4pm and July 12th 12-3pm \*\*** The Landon by Rohit Communities is a stunning duplex with a double front garage and over 1,600 sq. ft. of developed space. The main floor boasts a beautiful kitchen with a large quartz island, perfect for entertaining, along with an open-concept living and dining area that creates an inviting atmosphere for gatherings or family nights. Upstairs, you'll find three bedrooms, a loft, laundry, and two full baths. The unfinished basement offers excellent potential for future development. Front and back landscaping is included. Photos are representative, and interior colors may vary.\*Photos are representative and the interior colors may be different, measurements are based off blueprints, home is not built yet.\*\*

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2217213  |
| Price          | \$539,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,617     |
| Acres          | 0.07      |
| Year Built     | 2025      |



|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Semi Detached          |
| Style    | 2 Storey, Side by Side |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 32 Clydesdale Court |
| Subdivision | Heartland           |
| City        | Cochrane            |
| County      | Rocky View County   |
| Province    | Alberta             |
| Postal Code | T4C 2Y6             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks |
| Appliances        | Dishwasher, Dryer, Microwave, Oven, Refrigerator, Stove(s), Washer   |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Full, Unfinished   |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 35             |
| Zoning         | TBD            |

### Listing Details

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