

# \$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 - June 26th 3-5pm, June 27th 2-5pm, June 28th 1-4pm and June 29th 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	22
Zoning	TBD

### Listing Details

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