

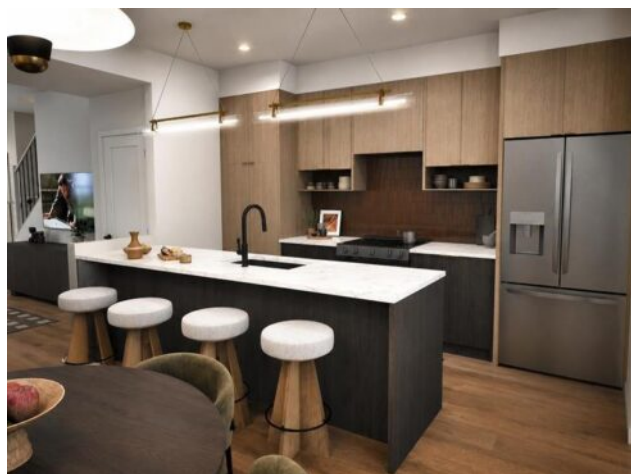


GRASSROOTS
REALTY GROUP

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**415 Clydesdale Avenue
Cochrane, Alberta**

MLS # A2314952



\$454,900

Division:	Heartland		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,522 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	None		

**** Open House at Show Home - 78 Agate Road, Cochrane - July 9th 1-4pm, July 10th 3-5pm, July 11th 1-4:30pm and July 12th 1-5pm ****
Welcome to the Talo by Rohit Homes — a stylish end-unit row home with NO condo fees and the all-new Global Muse interior design package. This thoughtfully designed 3 bedroom, 2.5 bathroom home offers modern finishes, functional living spaces, and exceptional value for today's buyer. The open-concept main floor features a large kitchen island, quartz countertops throughout, upgraded finishes, a built-in microwave, upgraded covered hood fan, and stunning LED back-lit mirrors that elevate the home's modern aesthetic. The bright and spacious layout is perfect for entertaining or everyday living. Upstairs, you'll find a convenient laundry room complete with washer and dryer, a versatile office/flex space at the top of the stairs, and three well-sized bedrooms including a spacious primary retreat with ensuite bath. Additional highlights include a separate side entrance, detached 18x20 garage, and beautiful designer details throughout the home. Located in a growing community close to parks, pathways, and amenities, this is the perfect opportunity for first-time buyers, investors, or anyone looking for stylish low-maintenance living without condo fees.