



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**421 Clydesdale
Cochrane, Alberta**

MLS # A2328033



\$454,900

Division:	Heartland		
Type:	Residential/Four Plex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,522 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 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		

Welcome to Heartland living with this beautifully designed duplex by Rohit Homes featuring the stunning Wild North designer interior package. Perfectly located just steps from the river pathways, recreation centre, and golf course, this home combines modern style with an unbeatable lifestyle in one of Cochrane's most sought-after communities. This thoughtfully designed 3 bedroom, 2.5 bathroom home offers an open-concept main floor filled with natural light and functional living space. The kitchen is the heart of the home, complete with quartz countertops throughout, a large island, upgraded finishes, built-in microwave, and stylish designer details inspired by the Wild North aesthetic. Upstairs, you'll find spacious bedrooms, convenient upper-floor laundry, and a smart layout designed for growing families, professionals, or first-time buyers. The separate side entrance provides added flexibility and future potential. Enjoy living minutes from the Bow River pathways, Spray Lakes Recreation Centre, local shopping, schools, and the Cochrane Golf Club. With designer finishes, an incredible location, and the quality craftsmanship Rohit Homes is known for, this home is the perfect blend of style, function, and community living.