



# 40 Clydesdale Court Cochrane Alberta

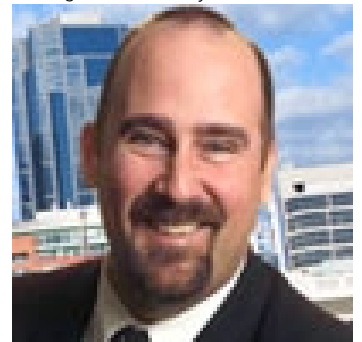
\$505,000

\*\* Open House at Greystone showhome - 498 River Ave, Cochrane - Jan. 3rd 11-2pm, Jan. 4th 12-4pm and Jan. 5th 12-4pm \*\* Welcome home to the Talo by Rohit Homes. This purposefully designed 1,506 sq ft unit has a spacious main floor equipped with a large kitchen, an island that seats 4 people, plus a rear entry with built-in coat hooks and a bench. Upstairs, the space has been beautifully designed to flow between the master suite and two secondary bedrooms. The flex room and convenient laundry room separate the bedrooms for added privacy. Unfinished basement with side entrance offering the potential for future expansion and an double 18x20 parking pad at rear. Front and back landscaping included \*\*Photos are representative and the interior colors may be different (id:6769)

- Other 7.75 Ft x 5.00 Ft
- 2pc Bathroom 7.58 Ft x 2.92 Ft
- Kitchen 13.00 Ft x 8.50 Ft
- Living room 19.08 Ft x 12.92 Ft
- Other 5.33 Ft x 5.67 Ft
- Other 4.83 Ft x 3.17 Ft
- Dining room 16.33 Ft x 8.33 Ft
- Bedroom 10.83 Ft x 8.25 Ft

- Bedroom 10.67 Ft x 8.42 Ft
- Laundry room 5.42 Ft x 4.42 Ft
- 4pc Bathroom 8.58 Ft x 4.92 Ft
- Bonus Room 11.83 Ft x 8.00 Ft
- Primary Bedroom 13.83 Ft x 11.75 Ft
- 4pc Bathroom 9.00 Ft x 4.92 Ft
- Other 7.08 Ft x 7.33 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca