



THE
A-TEAM

**RE/MAX
FIRST**

502 CLYDESDALE Way, Cochrane T4C 3B5

MLS® #: **A2120343**

Area: **Heartland**

Listing Date: **04/05/24**

List Price: **\$679,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Cochrane

Year Built:

2024

Lot Information

Lot Sz Ar:

3,903 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,053

Low Sqft:

Ttl Sqft:

2,053

DOM

44

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Rectangular Lot

Double Garage Attached

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Ext Feat:

Private Entrance

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Range,ENERGY STAR Qualified Refrigerator,Microwave

Int Feat:

Kitchen Island

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 5`10"	Dining Room	Main	11`7" x 10`9"
Family Room	Main	11`6" x 14`11"	Foyer	Main	17`4" x 5`10"
Kitchen	Main	11`7" x 10`3"	Living Room	Main	11`6" x 15`0"
4pc Bathroom	Second	9`0" x 5`1"	5pc Ensuite bath	Second	11`4" x 9`10"
Bedroom	Second	12`5" x 15`6"	Bedroom	Second	10`0" x 10`0"
Laundry	Second	6`2" x 5`3"	Loft	Second	16`11" x 12`10"
Bedroom - Primary	Second	11`6" x 15`2"	Walk-In Closet	Second	11`4" x 9`10"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2210392**

Zoning: **R-LD**

Remarks

Pub Rmks: **PRE-CONSTRUCTION | SIDE ENTRANCE | UPGRADES AVAILABLE | BACKS ONTO GREEN SPACE/FUTURE SCHOOL. Introducing your new home in Heartland THAT YOU DON'T WANT TO MISS! Enjoy the open floor plan, main floor office/formal den, and options for an extended fireplace and staggered shelves. The kitchen features a central island and a corner pantry. Upstairs, you'll find two bedrooms, a big family room, a lovely primary suite complete with a walk-in closet, a 5pc bath with options for a freestanding tub and a custom shower. The upper level also has a big family room and another 4pc bath. The unfinished basement with a side door and yard will provide endless opportunities. It is located in Heartland, with parks, pathways, amenities, and easy highway 1A access. Book your showing today to discover why Living in Cochrane is Loving where you Live!**

Inclusions: **Buyers can take appliacnes OR \$3,000 credit to upgrade at Coast Appliances**

Property Listed By: **Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



