



THE
A-TEAM

**RE/MAX
FIRST**

506 CLYDESDALE Way, Cochrane T4C3B5

MLS®#: **A2120621**

Area: **Heartland**

Listing Date: **04/06/24**

List Price: **\$659,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2023**
Lot Information
Lot Sz Ar: **3,978 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,951**
Low Sqft:
Ttl Sqft: **1,951**

DOM

43
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle,Asphalt/Gravel**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance**

Construction:
Vinyl Siding,Wood Frame
Flooring:
Carpet,Ceramic Tile,See Remarks
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Refrigerator,See Remarks**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	14`2" x 8`10"	Living Room	Main	13`6" x 13`6"
Bedroom	Main	10`7" x 11`1"	2pc Bathroom	Main	5`8" x 5`0"
Kitchen	Main	11`7" x 13`6"	Dining Room	Main	11`7" x 6`0"
Bedroom - Primary	Upper	14`0" x 13`8"	5pc Ensuite bath	Upper	10`10" x 9`11"
Walk-In Closet	Upper	4`8" x 10`10"	Bedroom	Upper	9`0" x 11`0"
Bedroom	Upper	9`0" x 11`0"	4pc Bathroom	Upper	5`0" x 9`6"
Family Room	Upper	12`0" x 15`4"	Laundry	Second	7`1" x 5`4"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2210392**
 Zoning: **R-LD**

Remarks

Pub Rmks: **SPEC-HOME | 4 BEDROOMS | BASEMENT SIDE ENTRANCE | UPGRADES AVAILABLE | BACKS ON TO GREEN SPACE/FUTURE SCHOOL |** Introducing your brand new home in Heartland **THAT YOU DON'T WANT TO MISS!** Enjoy the open floor plan with options for a fireplace with built-in shelves. The kitchen features a central island and a corner pantry. The main floor also offers a **FULL** bedroom/office. Upstairs, you'll find two bedrooms, a big family room, and 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 and yard will provide endless opportunities. Located in Heartland with parks, pathways, amenities, and easy highway 1A access. Don't miss this chance to live in comfort and style! Book your showing today to discover why Living in Cochrane is Loving where you Live!

Inclusions: **Buyers can take appliances OR a \$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



