



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**510 CLYDESDALE Way, Cochrane T4C3B5**

MLS® #: **A2120639**

Area: **Heartland**

Listing Date: **04/07/24**

List Price: **\$639,900**

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: **3,900 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,805**  
Low Sqft:  
Ttl Sqft: **1,805**

DOM

**42**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Private**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
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, Microwave, Range Hood, Refrigerator**  
Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Pantry**  
Utilities:

# Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`6"	Dining Room	Main	11`7" x 10`6"
Foyer	Main	14`2" x 5`9"	Kitchen	Main	11`7" x 8`6"
Living Room	Main	13`6" x 13`3"	Mud Room	Main	10`8" x 5`9"
4pc Bathroom	Upper	5`0" x 8`8"	5pc Ensuite bath	Upper	11`2" x 10`1"
Bedroom	Upper	11`2" x 10`0"	Bedroom	Upper	11`2" x 11`0"
Family Room	Upper	13`8" x 13`5"	Bedroom - Primary	Upper	13`8" x 13`5"

# Legal/Tax/Financial

Title:	Zoning:
<b>Fee Simple</b>	<b>R-LD</b>
Legal Desc:	<b>2210392</b>

# Remarks

Pub Rmks:	<b>PRE-CONSTRUCTION   SIDE ENTRANCE   MUD ROOM   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 an extended fireplace. The kitchen features a central island and a walk-through pantry that leads to the mudroom. 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 3 WINDOWS and a yard provides 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!</b>
Inclusions:	<b>Buyer can take appliances OR \$3,000 credit to upgrade at Coast Appliances</b>
Property Listed By:	<b>Royal LePage Benchmark</b>

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





