



THE
A-TEAM

**RE/MAX
FIRST**

514 CLYDESDALE Way, Cochrane T4C3B5

MLS® #: **A2120654**

Area: **Heartland**

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

List Price: **\$684,900**

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:

3,875 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,153

Low Sqft:

Ttl Sqft:

2,153

DOM

42

Layout

Beds:

4 (4)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Private

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 Hood Fan, 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	9`2" x 13`7"
Foyer	Main	13`6" x 5`2"	Kitchen	Main	9`2" x 9`9"
Living Room	Main	13`11" x 13`7"	Mud Room	Main	9`3" x 5`2"
Office	Main	9`1" x 9`3"	Pantry	Main	3`10" x 9`9"
4pc Bathroom	Upper	10`0" x 5`1"	5pc Ensuite bath	Upper	10`0" x 12`8"
Bedroom	Upper	10`0" x 10`6"	Bedroom	Upper	10`0" x 11`2"
Family Room	Upper	12`10" x 12`8"	Bedroom - Primary	Upper	12`8" x 15`0"
Bedroom	Second	12`4" x 11`6"	Laundry	Second	8`6" x 5`4"
Walk-In Closet	Second	6`6" x 8`2"			

Legal/Tax/Financial

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

Zoning: **R-LD**

Remarks

Pub Rmks: **PRE-CONSTRUCTION | SIDE ENTRANCE | MAIN FLOOR OFFICE | 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, main floor office/flex room, and options for an extended fireplace with built-in shelves. The kitchen features a central island and a walk-through pantry that leads to the mud room. Upstairs, you'll find three bedrooms, a big family room, a laundry room, a lovely primary suite complete with a walk-in closet, and a 5pc bath with options for a freestanding tub and a custom shower. The unfinished basement and yard 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: **Buyer can take appliances OR a \$3,000 credit to upgrad 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





