



THE
A-TEAM

**RE/MAX
FIRST**

551 CLYDESDALE Way, Cochrane T4C 3B6

MLS® #: **A2121534**

Area: **Heartland**

Listing Date: **04/09/24**

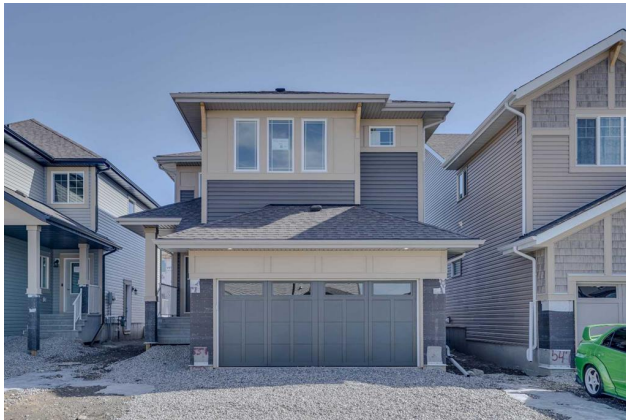
List Price: **\$649,000**

Status: **Pending**

County: **Rocky View County**

Change: **-\$10k, 18-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2023**

Lot Information

Lot Sz Ar: **4,256 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,250**

Low Sqft:

Ttl Sqft: **2,250**

DOM

40

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Level**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**

Int Feat: **No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Sump Pump(s)**

Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	12`9" x 18`5"
4pc Ensuite bath	Second	13`5" x 5`8"
Walk-In Closet	Second	6`3" x 4`5"
Bedroom	Second	9`11" x 9`6"
Laundry	Second	3`5" x 6`3"
Dining Room	Main	11`7" x 9`5"
Bedroom	Main	8`5" x 9`11"

Room	Level	Dimensions
Walk-In Closet	Second	6`9" x 7`0"
Bedroom	Second	9`5" x 11`9"
3pc Bathroom	Second	8`5" x 4`11"
Bonus Room	Second	12`7" x 13`10"
Kitchen	Main	11`10" x 11`11"
Living Room	Main	13`10" x 13`4"
2pc Bathroom	Main	4`9" x 4`11"

Entrance	Main	6`0" x 5`11"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R-LD	
Legal Desc:	2210392		Remarks
Pub Rmks:	Home awaits in one of Cochrane's newest communities, Heartland! With tree-lined streets, mountain views, parks and pathways and naturalized amenities, you can have it all! The Jayne is built with your growing family in mind. This single-family FRONT DOUBLE ATTACHED GARAGE home features 3 bedrooms, 2.5 bathrooms with BONUS AREA and an expansive walk-in closet in the master bedroom. Enjoy extra living space on the main floor with the laundry room on the second floor. The 9-foot ceilings and quartz countertops throughout blends style and functionality for your family to build endless memories. SIDE ENTRY to the basement is included. Very close to strip plaza. 17 Minutes drive to Ghost Lake, 20 minutes drive to Calgary, 45 minutes drive to Canmore. 8 minutes drive to Cochrane High School and 9 minutes drive to Elizabeth Barrett Elementary school. Application for a Legal Basement Suite has been deemed complete and put into circulation until 16 May 2024. Call your Realtor to book the showing.		
Inclusions:	N/A		
Property Listed By:	Real Estate Professionals Inc.		

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





