



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**474 CLYDESDALE Way, Cochrane T4C3B5**

MLS® #: **A2124659**

Area: **Heartland**

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

List Price: **\$699,900**

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: **3,910 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,306**  
Low Sqft:  
Ttl Sqft: **1,306**

DOM

**25**  
Layout  
Beds: **5 (2 3 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

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**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry,Walk-In Closet(s),Wet Bar**  
Utilities:

# Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Mud Room	Main	9`2" x 5`4"	Bedroom	Main	10`0" x 11`0"
Foyer	Main	14`0" x 7`9"	4pc Bathroom	Main	8`9" x 5`0"
Kitchen	Main	13`10" x 12`4"	Pantry	Main	3`10" x 4`1"
Dining Room	Main	13`10" x 10`0"	Great Room	Main	13`10" x 14`3"
Bedroom - Primary	Main	11`0" x 14`0"	5pc Ensuite bath	Main	10`10" x 10`10"
Walk-In Closet	Main	7`3" x 5`8"	Game Room	Basement	13`1" x 34`4"
Bedroom	Basement	10`8" x 14`0"	Walk-In Closet	Basement	6`8" x 6`0"
Furnace/Utility Room	Basement	6`8" x 11`6"	Bedroom	Basement	10`8" x 8`10"
Bedroom	Basement	9`4" x 12`1"	4pc Bathroom	Basement	8`11" x 5`3"

# Legal/Tax/Financial

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

# Remarks

Pub Rmks:	<b>PRE-CONSTRUCTION   5 BEDROOMS   3 BATHROOMS   BUNGALOW   UPGRADED   BACKS ON TO GREEN SPACE/FUTURE SCHOOL   Discover the epitome of modern comfort in this rare Heartland bungalow! This pre-construction home boasts 5 bedrooms and a thoughtfully designed main floor. It offers an open-concept layout with a spacious great room, dining area, and chef's kitchen featuring a corner pantry. The main floor includes a luxurious primary bedroom with a 5-piece ensuite and another bedroom with a convenient 4-piece guest bath. A large rec room and three bedrooms await downstairs, complemented by a 4-piece bath. This home is situated on a tranquil corner lot backing onto greenspace and invites seamless indoor-outdoor living. Many upgrades already included: 9ft ceiling, Upgraded lighting package, fireplace, appliances, Wet bar in the basement etc. Customization options abound, ensuring your home reflects your unique style and preferences. Experience the perfect blend of elegance and functionality in this exceptional bungalow, where luxury meets convenience in every detail—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 a \$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**