

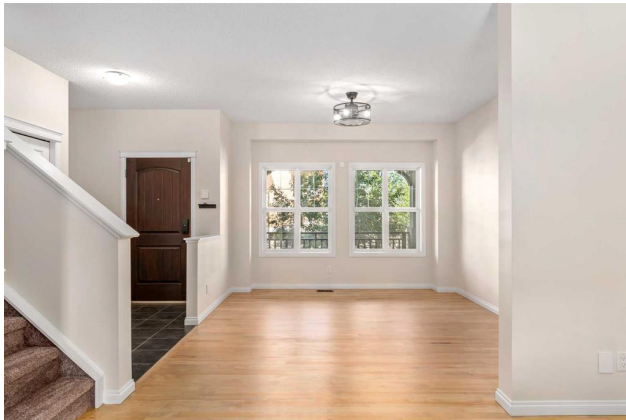


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**112 CLYDESDALE Way, Cochrane T4C 0L6**

MLS® #: **A2165349**      Area: **Heartland**      Listing Date: **09/16/24**      List Price: **\$519,900**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Cochrane**  
 Year Built: **2014**  
Lot Information  
 Lot Sz Ar: **2,229 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,586**  
 Low Sqft:  
 Ttl Sqft: **1,586**

DOM  
**3**  
Layout  
 Beds: **3 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking  
 Ttl Park: **2**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Back Lane, Landscaped, Rectangular Lot, Views**  
 Park Feat: **Alley Access, Garage Door Opener, Garage Faces Rear, Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet, Ceramic Tile, Hardwood, Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer**  
 Int Feat: **Breakfast Bar, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`9" x 5`6"	Dining Room	Main	11`9" x 10`0"
Foyer	Main	7`0" x 8`11"	Kitchen	Main	13`10" x 11`11"
Living Room	Main	12`0" x 12`10"	4pc Bathroom	Second	8`3" x 4`11"
4pc Ensuite bath	Second	6`9" x 8`3"	Bedroom	Second	12`0" x 10`1"
Bedroom	Second	9`4" x 11`11"	Bedroom - Primary	Second	11`11" x 14`0"
Family Room	Second	9`4" x 12`10"	3pc Bathroom	Basement	7`0" x 8`7"
Game Room	Basement	12`2" x 33`5"	Furnace/Utility Room	Basement	10`0" x 11`8"

Title: **Fee Simple**  
Legal Desc: **0913725**

Zoning:  
**R-MD**

Remarks

Pub Rmks: **Get in on the ground floor in Cochrane, one of the fastest growing communities in Canada. This appealing 1,586 sq. ft., two-storey townhome in the Heartland neighbourhood is a great first step toward that goal with 3 bdrms. and 3.5 baths. The charming front veranda faces west towards the Rockies and fantastic sunsets. The main level is an open floorplan with high ceilings; gleaming, refinished, hardwood floors and a roomy, cheerily lit living room/dining room combo. The kitchen has a ton of cabinet space plus a breakfast bar with new sink and faucet, quartz countertops, tiled backsplash and stainless appliances (new dishwasher). A renovated half bath completes the main floor. New flooring recently upgraded on second level includes a sunny primary bedroom with a large closet and convenient 3 pc. ensuite. Two additional bedrooms share a 4 pc. bath plus a laundry room on this level makes laundry chores much more expedient. The basement is fully finished, with an added bath, an electric fireplace and includes various other amenities - a small freezer, bar fridge and wall mounted TV. The back yard, accessed through the kitchen, features rubberized groundcover that will not rot or mildew making for minimal yard work. It leads to a single, detached garage plus driveway providing parking for two vehicles. Gaining access to the rear of the property can be done via the back lane. This home is in close proximity to Highway 1A (Bow Valley Trail); Highway 22 (Cowboy Trail); the Bow River; schools - both elementary and high school; preschools; downtown shopping, restaurant and other amenities; playgrounds and a nearby green space. The townhome has been freshly painted and numerous upgrades have been made. If this is your first home or a home for your expanding family, it is an impeccable choice. Make an appointment for a viewing. You will be glad you did.**

Inclusions: **Bar fridge, small freezer and electric fireplace in the basement; RING security system, light/fan combination in living room.**

Property Listed By: **Comox Realty**

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



