



THE
A-TEAM

**RE/MAX
FIRST**

333 CLYDESDALE Way, Cochrane T4C2M3

MLS® #: **A2174510**

Area: **Heartland**

Listing Date: **10/24/24**

List Price: **\$654,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$15k, 13-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2016**

Lot Information

Lot Sz Ar: **3,812 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,948**
Low Sqft:
Ttl Sqft: **1,948**

DOM

28

Layout

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

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Level,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard,Rain Gutters**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Bookcases,Double Vanity,Stone Counters,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`6" x 11`7"
Dining Room	Main	12`11" x 8`6"
Bedroom - Primary	Second	13`4" x 13`1"
Walk-In Closet	Second	9`2" x 4`8"
Bedroom	Second	11`9" x 9`0"
4pc Bathroom	Second	8`4" x 4`10"
Bonus Room	Second	13`1" x 12`6"

Room	Level	Dimensions
Kitchen	Main	12`11" x 11`11"
2pc Bathroom	Main	6`11" x 5`0"
5pc Ensuite bath	Second	9`2" x 7`9"
Bedroom	Second	12`10" x 9`6"
Walk-In Closet	Second	5`1" x 3`9"
Laundry	Second	7`2" x 6`1"
Family Room	Basement	21`8" x 12`6"

Flex Space	Basement	10`2" x 7`6"	3pc Bathroom Legal/Tax/Financial	Basement	8`2" x 4`11"
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Title: Fee Simple Legal Desc:		Zoning: R-LD			
	1512593			Remarks	

Pub Rmks:	Price Reduced! Welcome to this exceptional residence, thoughtfully crafted by Jayman Homes, where superior quality and craftsmanship are displayed in every detail. With over 2,420 sqft of beautifully developed living space, this home offers an unparalleled blend of comfort and sophistication. The expansive open concept living area seamlessly integrates with the gourmet kitchen, creating an inviting space perfect for family gatherings and entertaining. The kitchen, a chef’s delight, boasts ample cabinetry, premium stainless steel appliances, and elegant stone countertops, delivering both style and functionality. The main floor also features a well appointed half bath and a mudroom / main entry, set apart by a few steps from the living area for added convenience and privacy. Ascend to the upper floor, where you’ll find three spacious bedrooms, accompanied by two luxurious full bathrooms, providing an ideal retreat for families or guests. The developed lower level, spanning 473 of finished SqFt and an additional 240 undeveloped SqFt, enhances the home’s versatility with a full bathroom, a private office, and a flexible living area, complete with a custom built Murphy bed, perfect for hosting guests or offering a private space for an older child. The outdoor space is just as impressive, designed for both relaxation and entertaining. An expansive deck, a pergola, and a charming children’s playhouse make the backyard ideal for gatherings or larger celebrations. Parking is plentiful, with a large double garage and a driveway that accommodates two additional vehicles allowing space for up to four vehicles in total. For added peace of mind and security, the property is equipped with a Ring doorbell camera and a motion sensor floodlight at the garage. Brand new Samsung stainless steel kitchen appliances and an LG washer and dryer installed in late 2022. This remarkable home is a rare find, offering a blend of elegance and practicality that is sure to captivate even the most discerning buyers. Don’t miss the chance to make this exquisite property your own, schedule a private viewing today.				
Inclusions:	Outside backyard pergola, children's playhouse. Ring Doorbell system at front door, front of house motion flood light with security camera, Murphy bed in basement, cabinets and desk In basement.				
Property Listed By:	2% Realty				

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











