



THE
A-TEAM

**RE/MAX
FIRST**

32 CLYDESDALE Crescent, Cochrane T4C 2S5

MLS®#: **A2175367**

Area: **Heartland**

Listing Date: **10/25/24**

List Price: **\$535,000**

Status: **Pending**

County: **Rocky View County**

Change: **-\$15k, 05-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Cochrane**
Year Built: **2018**

Lot Information

Lot Sz Ar: **2,796 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Cul-De-Sac,Front Yard,Lawn,Native Plants**
Park Feat: **220 Volt Wiring,Double Garage Detached,Garage Door Opener,Insulated**

DOM

26

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey,Side by Side**

Parking

Ttl Park: **3**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Dishwasher,Double Oven,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 4`11"
Kitchen	Main	13`3" x 9`1"
Office	Main	5`9" x 5`5"
4pc Bathroom	Second	5`0" x 7`11"
Bedroom	Second	9`5" x 12`5"
Bedroom - Primary	Second	13`9" x 14`1"

Room	Level	Dimensions
Dining Room	Main	13`0" x 11`0"
Living/Dining Room Combination	Main	13`4" x 13`11"
3pc Ensuite bath	Second	4`11" x 11`9"
Bedroom	Second	9`4" x 12`5"
Laundry	Second	5`4" x 6`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-MX

1810113

Remarks

Pub Rmks:

Location Location And Quick Possession !! This Bright open floor plan , 2 Storey attached home with a large over sized detached double garage all situated on a quiet culdesac . The main level features large windows , vinyl flooring , an inviting front entry , a large living room, and a chefs kitchen .Th kitchen offers a double oven, lots of beautiful white cabinets , deep drawers ,a pantry, and a huge gleaming granite island for entertaining , or Enjoy gatherings in the dinning area . Also on this level a functional home office with custom desk and a 2 piece bathroom . The upper level has 2 bright large bedrooms and a huge primary bedroom with 2 walk in closets a 3 piece ensuite with a mountain view. Also on this level is a deep laundry room with shelving and storage. The lower level is un spoiled roughed in for a bathroom ready for the family to create a space to enjoy. The rear detached garage is insulated and drywalled features 220 wiring , shelving and a paved lane. The front yard is landscaped and the private rear yard offers a stamped concrete patio , tranquil perennial gardens , and a rear deck for the BBQ enthusiasts .This home shows pride of ownership and a great use of all the space with this well thought out floor plan . No condo fees , close to shopping, parks, path system in sought after community Heartland.

Inclusions:
Property Listed By:

N/A
CIR Realty

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









