

174 CLYDESDALE Way, Cochrane T4C 0L6

MLS®#: **A2178370** Area: **Heartland** Listing Date: **11/14/24** List Price: **\$475,000**
 Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Cochrane**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **3,461 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,390**
 Low Sqft:
 Ttl Sqft: **1,390**

DOM
7
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking
 Ttl Park: **3**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Few Trees,Lawn,Landscaped,Street Lighting**
 Park Feat: **Alley Access,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **Fireplace(s),Forced Air,Natural Gas** Flooring: **Carpet,Hardwood**
 Sewer: Ext Feat: **None** Water Source: Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Microwave,Oven,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Kitchen Island,No Smoking Home,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`6" x 8`8"	Dining Room	Main	12`8" x 7`6"
Living Room	Main	13`3" x 11`5"	Bedroom - Primary	Upper	13`11" x 11`11"
Bedroom	Upper	9`8" x 8`11"	Bedroom	Upper	9`8" x 8`11"
2pc Bathroom	Main	5`5" x 5`2"	4pc Bathroom	Upper	10`5" x 4`11"
4pc Ensuite bath	Upper	8`5" x 6`8"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-MD

0913725

Remarks

Pub Rmks: **Welcome to this charming triplex end unit in Heartland, offering a perfect blend of comfort and convenience. Enjoy your morning coffee or relax in the evenings on the inviting FRONT PORCH or spacious BACK DECK, both ideal for outdoor living. Inside, the OPEN CONCEPT main floor is filled with natural light from large VINYL WINDOWS, highlighting the HARDWOOD FLOORING throughout. The cozy living room features a gas FIREPLACE WITH TILE SURROUND, adding warmth and ambiance. The stylish WHITE KITCHEN offering plenty of cabinets and drawers, along with a KITCHEN ISLAND and BREAKFAST BAR is perfect for casual meals. The adjacent dining area provides ample space for family gatherings. The main floor also includes a versatile area for a COFFEE BAR or DESK/ORGANIZATION SPACE, along with a convenient half bathroom. Upstairs, the master suite offers a peaceful retreat with its own 4pc ENSUITE, complete with a tub/shower combo. Two additional bedrooms share a well appointed 4pc guest bathroom. The unfinished basement houses the washer and dryer, and offers plenty of potential for customization. The fenced backyard with the large deck is great for spending time outside, an OUTDOOR SHED provides extra storage, while the 2-car CONCRETE PARKING PAD adds practicality. This home is ideally located many amenities, playgrounds, and a short walk to the Bow River walking paths, with easy access to major routes and the mountains. With its blend of style, functionality, and location, this home is an excellent choice for first-time buyers, families, or anyone seeking a low-maintenance lifestyle in a vibrant community.**

Inclusions: **All Electrical Fixtures Attached, Outdoor Shed**
Property Listed By: **eXp Realty**

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







