



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**486 CLYDESDALE Way, Cochrane T4C3B5**

MLS®#: **A2178377**

Area: **Heartland**

Listing Date: **11/09/24**

List Price: **\$729,900**

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: **3,976 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,042**  
Low Sqft:  
Ttl Sqft: **2,042**

DOM

**24**  
Layout  
Beds: **4 (4 )**  
Baths: **3.0 (3 0)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space, No Neighbours Behind**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Range, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Refrigerator, Garage Control(s), Microwave**  
Int Feat: **Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)**  
Utilities:

Room Information

| Room              | Level | Dimensions     |
|-------------------|-------|----------------|
| Foyer             | Main  | 13`11" x 8`8"  |
| 3pc Bathroom      | Main  | 10`9" x 6`11"  |
| Living Room       | Main  | 13`10" x 13`4" |
| Bedroom - Primary | Upper | 13`11" x 13`7" |
| Walk-In Closet    | Upper | 10`8" x 4`11"  |
| Bedroom           | Upper | 10`11" x 9`11" |
| Laundry           | Upper | 9`6" x 5`3"    |

| Room             | Level | Dimensions     |
|------------------|-------|----------------|
| Bedroom          | Main  | 10`9" x 9`2"   |
| Kitchen          | Main  | 11`1" x 12`3"  |
| Dining Room      | Main  | 11`4" x 7`0"   |
| 5pc Ensuite bath | Upper | 10`6" x 9`10"  |
| Bedroom          | Upper | 10`11" x 9`0"  |
| Bonus Room       | Upper | 15`3" x 11`11" |
| 4pc Bathroom     | Upper | 9`6" x 4`11"   |

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-LD**

**2210392**

Remarks

Pub Rmks: **\*\*4 Bed | 3 Bath | Full Bedroom and Bath on Main Floor | Basement Side Door\*\* Welcome to Heartland, a beautiful neighbourhood in Cochrane. This thoughtfully designed, fully upgraded, brand-new home could be your dream home. It greets you with a spacious entryway that sets the tone for the rest of the house. The main floor features a full bedroom and a full bathroom. Next is the modern kitchen, equipped with stainless steel appliances, a chimney-style hood fan, and a charming barn sink with attachments. The living room boasts a fireplace and staggered shelves, providing both warmth and character. The dining and living areas overlook green space/future school, ensuring no neighbours behind. A beautifully crafted railing leads you upstairs, where you'll find the primary bedroom along with two additional bedrooms. The primary bedroom offers views of the green space, and on a clear day, you can even catch a glimpse of the mountains. The 5-piece ensuite bathroom includes dual sinks, a freestanding tub, and a separate shower. Additionally, a bonus room, two more bedrooms, and a 4-piece bathroom complete the upper level. The basement features a side door, three windows, and a roughed-in bathroom, making it perfect for your future development plans. Overall, this home is ideal for families. Schedule your private showing today before it's gone!**

Inclusions:  
Property Listed By: **N/A**  
**Royal LePage Benchmark**

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





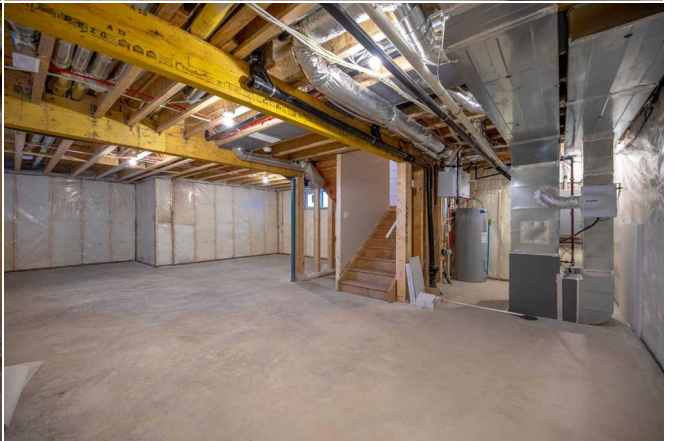
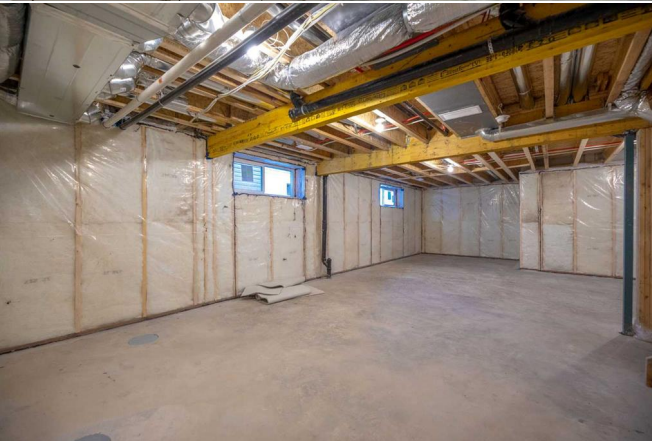




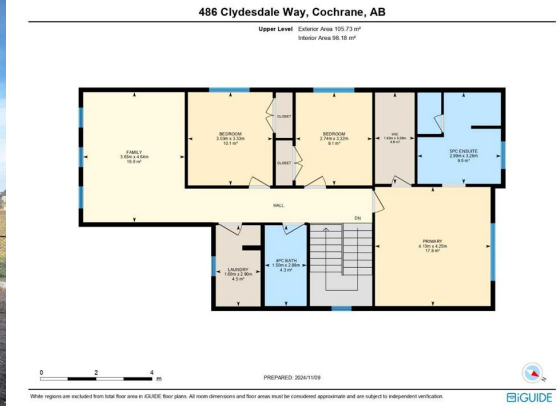












**486 Clydesdale Way, Cochrane, AB**

Main Level: Exterior Area 90.18 sq ft  
Interior Area 85.10 sq ft  
Excluded Area 481.03 sq ft



0 5 10 m

PREPARED: 2024/11/09

While regions are excluded from total floor area in KJADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



**486 Clydesdale Way, Cochrane, AB**

Basement (Below Grade): Exterior Area 522.29 sq ft  
Interior Area 190.05 sq ft



0 3 6 m

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