



THE
A-TEAM

**RE/MAX
FIRST**

494 CLYDESDALE Way, Cochrane T4C 3B5

MLS®#: **A2178484**

Area: **Heartland**

Listing Date: **11/12/24**

List Price: **\$689,900**

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: **3,975 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,887**
Low Sqft:
Ttl Sqft: **1,887**

DOM

39
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Private**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,ENERGY STAR Qualified Appliances,ENERGY STAR Qualified Refrigerator,Microwave**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`5" x 15`3"
Living Room	Main	13`7" x 13`2"
4pc Bathroom	Second	4`11" x 8`8"
Bedroom	Second	11`2" x 11`5"
5pc Ensuite bath	Second	11`1" x 10`2"

Room	Level	Dimensions
Dining Room	Main	11`5" x 5`9"
2pc Bathroom	Main	4`11" x 5`5"
Bedroom - Primary	Second	13`6" x 13`5"
Bedroom	Second	11`2" x 9`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-LD

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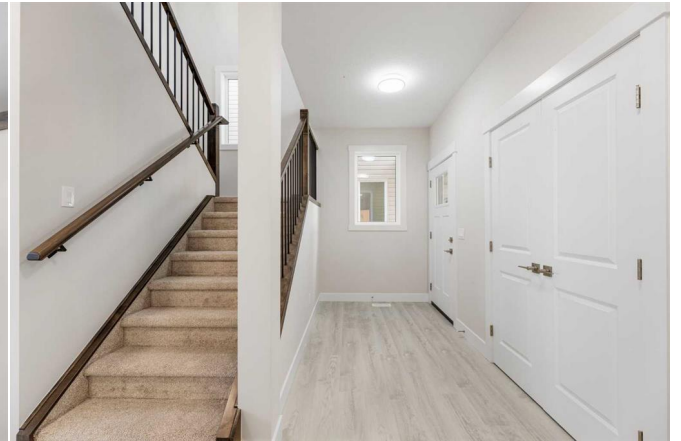
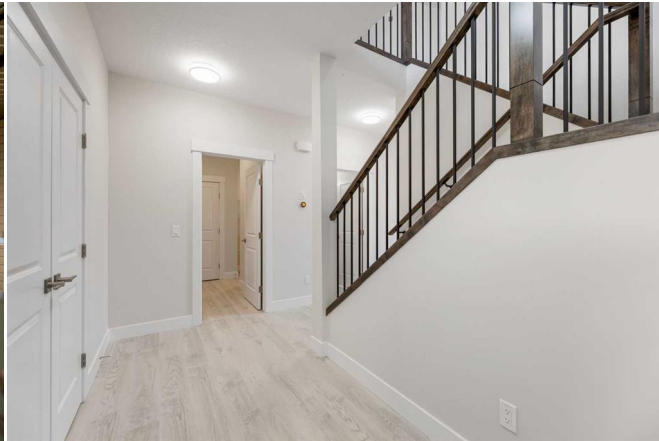
Remarks

Pub Rmks: ****BACKS ONTO GREEN SPACE/FUTURE SCHOOL | SIDE ENTRANCE | FULLY UPGRADED**** Introducing an exceptional opportunity to make this brand-new home in Heartland your own, an enchanting space you won't want to miss! Step inside and experience the inviting open floor plan that radiates warmth and functionality, featuring options of an elegantly extended fireplace that adds charm and sophistication. The heart of the home is the beautifully designed kitchen, complete with a central island that encourages culinary creativity and social gatherings. The walk-through pantry offers seamless access to the mudroom, making transitions from outdoor activities to indoor comfort effortless. The living and dining rooms look over the Green Space/Future School at the back. Venture upstairs, where you'll discover two generously sized bedrooms that provide a peaceful retreat, along with a spacious family room perfect for relaxation and entertainment. The primary suite is a true sanctuary, featuring a sizeable walk-in closet for all your storage needs and a LUXURIOUS 5pc BATH. Picture yourself unwinding in the freestanding tub or indulging in the standing shower, transforming daily routines into lavish experiences. The master bedroom also looks over the green space at the back and, if not more, a little mountain view. This upper level also includes an additional family room and a well-appointed four-piece bath, adding versatility to the living space and a full-size laundry. The unfinished basement is a blank canvas, boasting three windows and a lofty 9-foot ceiling. It invites your creative vision for customization; the possibilities are endless, whether you desire a home theatre, gym, or extra guest space. Nestled in the vibrant community of Heartland, this home is surrounded by lush parks, scenic pathways, and essential amenities, all while providing easy access to Highway 1A for convenient commuting. Don't let this opportunity pass you by! Schedule your showing today and uncover the charm of living in Cochrane, where comfort meets style and you'll truly love where you live!

Inclusions: n/a
Property Listed By: **Royal LePage Benchmark**

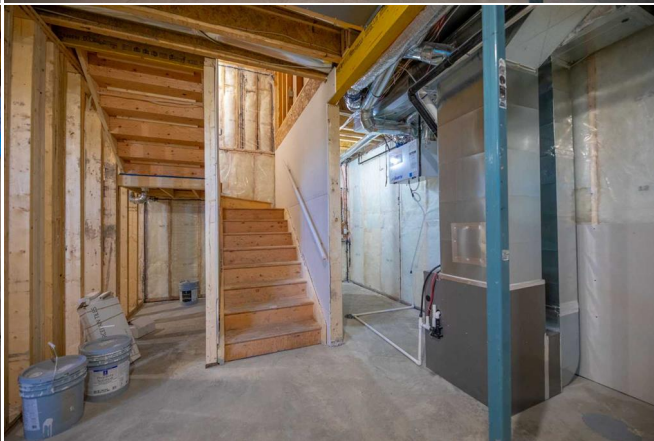
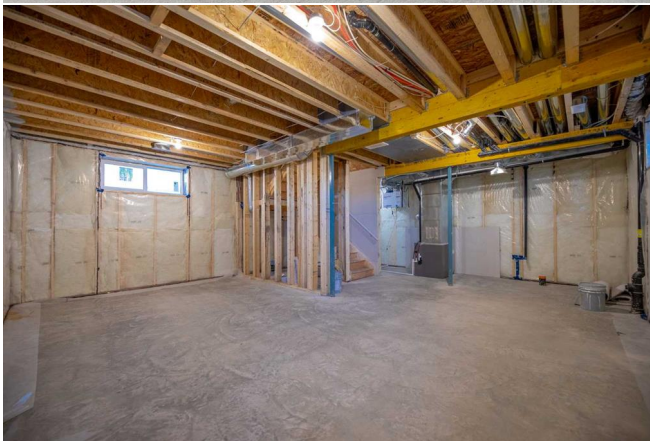
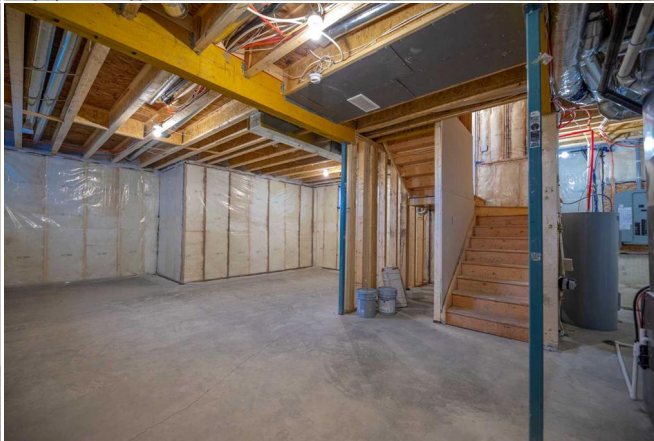
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

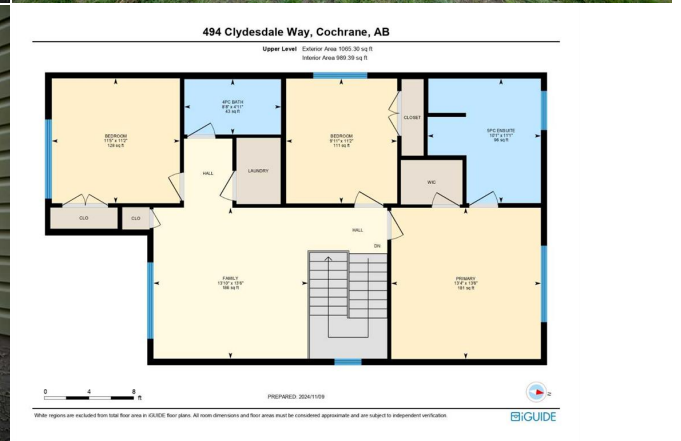












494 Clydesdale Way, Cochrane, AB

Main Level
Exterior Area 822.43 sq ft
Interior Area 706.22 sq ft
Excluded Area 477.32 sq ft



PREPARED 2024/1/09



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