



36 CLYDESDALE Court, Cochrane T4C 2Y6

MLS®#: **A2184209** Area: **Heartland** Listing Date: **12/26/24** List Price: **\$560,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Cochrane**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **43,560 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Landscaped**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,617**
 Low Sqft:
 Ttl Sqft: **1,617**

DOM

26
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**
 Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`0" x 13`6"	Dining Room	Main	10`0" x 9`6"
Entrance	Main	0`0" x 0`0"	2pc Bathroom	Main	
Bedroom	Upper	10`2" x 11`7"	Bedroom	Upper	10`6" x 12`11"
Flex Space	Upper	7`11" x 8`9"	4pc Bathroom	Upper	
Walk-In Closet	Upper		5pc Ensuite bath	Upper	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TBD

TBD

Remarks

Pub Rmks: **** Under Construction visit Open House for more information at Greystone showhome - 498 River Ave, Cochrane -Jan. 23rd 3:30-5:30, Jan. 24th 1-5:30pm, Jan. 25th 12-5pm, Jan. 26th 12-5pm, Jan. 27th 1-3pm and Jan. 28th 1-3pm ** The Landon by Rohit Communities is a gorgeous duplex with double front garage and over 1500 sqft of developed space. The main floor features a gorgeous kitchen with a large quartz island perfect for entertaining, an open concept living room and dining room that create an inviting atmosphere for entertaining or family nights. Upstairs you will find 3 bedrooms, laundry, 2 full baths and a loft. In your primary suite you are greeted by a 5 piece ensuite and a walk in closet. The unfinished basement with a side entrance offers great potential for future development. Another feature for this house is gas line. Front and back landscaping is included. **Photos are representative and the interior colors may be different****

Inclusions: **None**
Property Listed By: **eXp Realty**

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





