

40 CLYDESDALE Court, Cochrane T4C 2Y6

MLS®#: **A2184210** Area: **Heartland** Listing Date: **12/26/24** List Price: **\$505,000**
 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: **1 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane**
 Park Feat: **Parking Pad**

DOM

27
Layout
 Beds: **3 (3)**
 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: **None**
 Sewer:
 Ext Feat: **None**
 Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsm: **Poured Concrete**
 Kitchen Appl: **Built-In Refrigerator,Dishwasher,Dryer,Electric Stove,Microwave,Washer**
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Mud Room	Main	7`9" x 5`0"	2pc Bathroom	Main	7`7" x 2`11"
Kitchen	Main	13`0" x 8`6"	Living Room	Main	19`1" x 12`11"
Entrance	Main	5`4" x 5`8"	Other	Main	4`10" x 3`2"
Bedroom	Upper	10`10" x 8`3"	Bedroom	Upper	10`8" x 8`5"
Laundry	Upper	5`5" x 4`5"	4pc Bathroom	Upper	8`7" x 4`11"
Bonus Room	Upper	11`10" x 8`0"	Bedroom - Primary	Upper	13`10" x 11`9"
4pc Ensuite bath	Upper	9`0" x 4`11"	Walk-In Closet	Upper	7`1" x 7`4"
Dining Room	Main	16`4" x 8`4"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
1

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 ** Welcome home to the Talo semi detached with parking pad in rear by Rohit Homes. This purposefully designed 1,506 sq ft unit has a spacious main floor equipped with a large kitchen, an island that seats 4 people, plus a rear entry with built-in coat hooks and a bench. Upstairs, the space has been beautifully designed to flow between the master suite and two secondary bedrooms. The flex room and convenient laundry room separate the bedrooms for added privacy. Unfinished basement with side entrance offering the potential for future expansion and an double 18x20 parking pad at rear. Front and back landscaping 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





