



THE
A-TEAM

**RE/MAX
FIRST**

44 CLYDESDALE Court, Cochrane T4C 2Y6

MLS®#: **A2184391** Area: **Heartland** Listing Date: **12/26/24** List Price: **\$515,000**
 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**

Finished Floor Area
 Abv Sqft: **1,630**
 Low Sqft:
 Ttl Sqft: **1,630**

DOM

27
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**
 Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Porch - Enclosed	Main	26`3" x 19`8"	Entrance	Main	13`1" x 13`8"
Living Room	Main	37`6" x 55`9"	2pc Bathroom	Main	17`0" x 15`10"
Dining Room	Main	32`10" x 43`9"	Kitchen	Main	28`2" x 44`0"
Mud Room	Main	21`4" x 16`5"	Bedroom	Upper	31`2" x 33`11"
Bedroom	Upper	29`6" x 39`11"	4pc Bathroom	Upper	16`5" x 29`0"
Laundry	Upper	19`5" x 18`4"	4pc Ensuite bath	Upper	27`1" x 25`8"
Bedroom - Primary	Upper	37`6" x 41`10"	Walk-In Closet	Upper	19`11" x 15`10"
Furnace/Utility Room	Basement	25`8" x 29`6"			

Title:
Fee Simple
Legal Desc:

Zoning:
N/A

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 to the Hudson, a charming laned duplex boasting 1630 square feet of carefully designed living space. This beautiful residence, brought to you by Rohit Homes, greets you with paved parking pad in the back for convenience and accessibility. Step into the heart of the home, where the spacious kitchen steals the spotlight with its floor-to-ceiling cupboards and sleek quartz countertops, providing ample storage and a stylish cooking environment. The open concept layout, adorned with large triple-pane windows, fills the home with natural light and creates a welcoming atmosphere. The Hudson features three bedrooms, 2.5 baths, and an upstairs laundry room for added convenience. The master suite is a luxurious retreat with a 4-piece ensuite bathroom, offering a perfect blend of comfort and elegance. Separate side entrance creates many options for the basement. Designed by a local interior designer, the duplex showcases a thoughtful and aesthetically pleasing interior, making every corner a delight to the eye. The Hudson is not just a home; it's a lifestyle. The inclusion of a side entrance adds flexibility and potential for customization, allowing you to tailor the space to your unique needs. Whether you're entertaining guests in the open living spaces or enjoying a quiet evening in the master suite, this home caters to a variety of lifestyles. With Rohit Homes' commitment to quality craftsmanship and attention to detail, the Hudson promises a blend of functionality and aesthetics, creating a haven you'll be proud to call home. Photos are representative from a previous build.**

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

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











