



THE
A-TEAM

**RE/MAX
FIRST**

486 CLYDESDALE Way, Cochrane T4C3B5

MLS®#: **A2184926**

Area: **Heartland**

Listing Date: **01/08/25**

List Price: **\$699,000**

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

14
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 | BACKS ONTO GREEN SPACE/FUTURE SCHOOL** 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 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, 3 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: **N/A**
Property Listed By: **Royal LePage Benchmark**

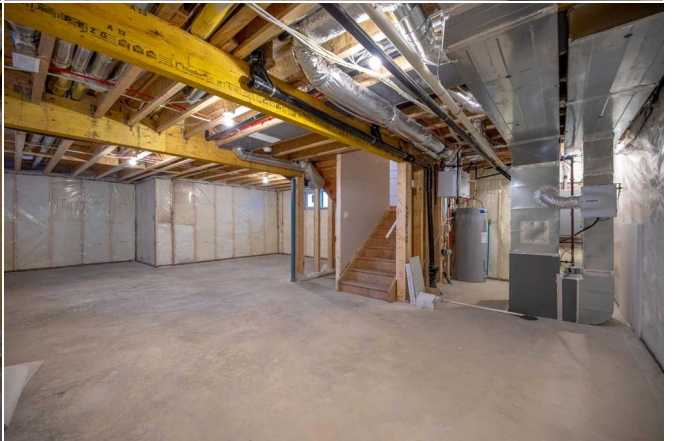
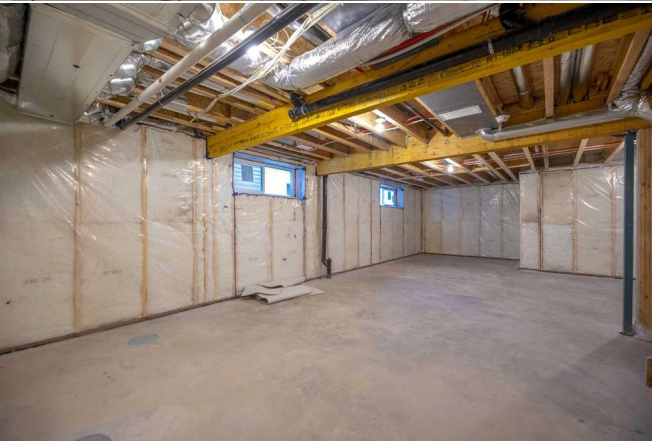
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

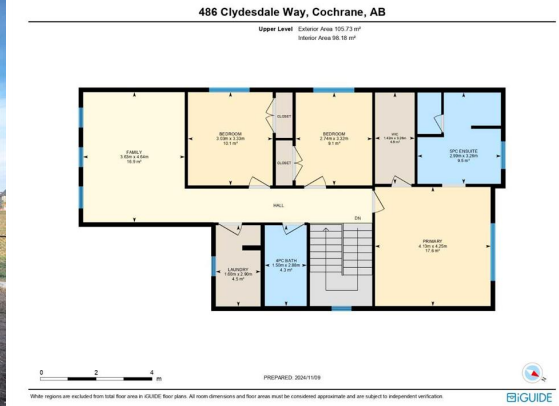












486 Clydesdale Way, Cochrane, AB

Main Level: Exterior Area 301.18 sq ft
Interior Area 854.10 sq ft
Excluded Area 481.03 sq ft



0 5 10 ft

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.



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



0 3 6 ft

PREPARED: 2024/11/09

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