



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**486 CLYDESDALE Way, Cochrane T4C3B5**

MLS®#: **A2184926**

Area: **Heartland**

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

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

Status: **Active**

County: **Rocky View County**

Change: **-\$9k, 07-Feb**

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

**45**  
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**

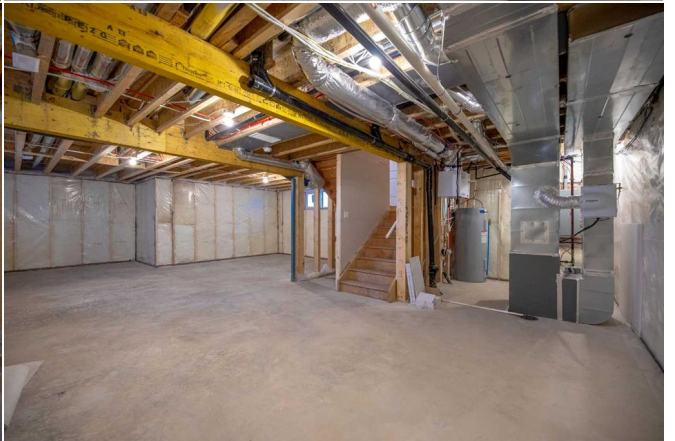
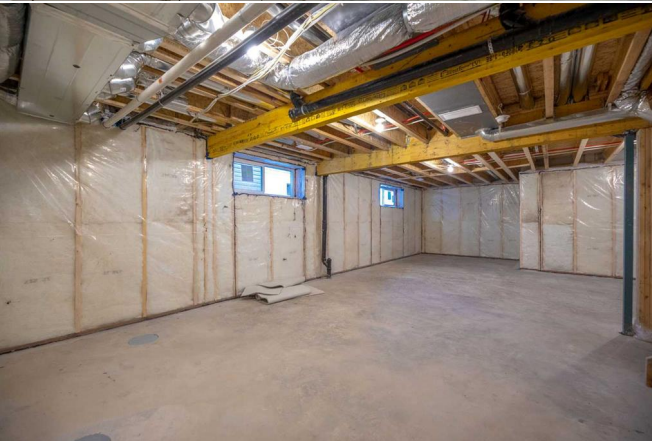
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













**486 Clydesdale Way, Cochrane, AB**

Main Level Exterior Area 901.16 sq ft  
Interior Area 856.10 sq ft  
Excluded Area 481.03 sq ft



PREPARED: 2024/11/09



White 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.

**486 Clydesdale Way, Cochrane, AB**

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



PREPARED: 2024/11/09



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**486 Clydesdale Way, Cochrane, AB**

Upper Level Exterior Area 100.73 sq ft  
Interior Area 98.18 sq ft



PREPARED: 2024/11/09



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