



THE
A-TEAM

**RE/MAX
FIRST**

24 CLYDESDALE Crescent, Cochrane T4C 2S5

MLS®#: **A2188453**

Area: **Heartland**

Listing Date: **01/24/25**

List Price: **\$534,900**

Status: **Active**

County: **Rocky View County**

Change: **-\$15k, 18-Feb**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Cochrane

Abv Sqft:

1,667

Year Built:

2018

Low Sqft:

Ttl Sqft:

1,667

Lot Information

Lot Sz Ar:

2,694 sqft

Lot Shape:

DOM

29

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Back Lane,Back Yard

Park Feat:

Double Garage Detached,Garage Door Opener

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Wood Frame

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings

Int Feat:

Kitchen Island,Open Floorplan,Quartz Counters

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`1" x 4`0"	Living Room	Main	24`1" x 15`1"
Dining Room	Main	13`7" x 10`1"	Kitchen	Main	13`7" x 8`7"
2pc Bathroom	Main		Mud Room	Main	6`5" x 1`0"
Bedroom - Primary	Upper	12`8" x 12`10"	Walk-In Closet	Upper	5`11" x 4`10"
5pc Ensuite bath	Upper		4pc Bathroom	Upper	
Bedroom	Upper	12`3" x 9`0"	Bedroom	Upper	12`9" x 9`10"
Laundry	Upper	6`1" x 5`6"	Game Room	Lower	34`11" x 11`2"

Den Lower 13`10" x 7`11" Furnace/Utility Room Lower 6`8" x 10`7"
Legal/Tax/Financial

Title: Zoning:
Fee Simple R-MX
Legal Desc: 1810113

Remarks

Pub Rmks: **Nestled in the sought-after family-friendly community of Heartland in Cochrane, this beautifully developed 1,667 sq. ft. two-storey home with a double detached garage offers space, style, and convenience. Step into a fresh, modern interior where tasteful finishes and a bright, open floor plan create an inviting atmosphere. The generous living room transitions effortlessly into the heart of the home—a stunning, upgraded kitchen. Featuring sleek quartz countertops, ample clean white cabinetry, and a large island with a double sink and bar seating, this kitchen is perfect for casual breakfasts or entertaining. Stainless Steel appliances complete the space, adding both functionality and style. Adjacent to the kitchen is a spacious dining nook with large, sunlit windows, offering a warm and welcoming space for family meals. From here, step outside to enjoy the sunny west-facing deck and maintenance-free backyard—perfect for outdoor gatherings. The insulated and drywalled double detached garage adds extra value and convenience. Upstairs, you’ll find three generously sized bedrooms, including a large primary suite. This retreat features a walk-in closet and a luxurious 5-piece ensuite with dual sinks, a soaker tub, and a separate shower. Completing the upper level is a stylish 4-piece bathroom and a super-convenient laundry room, thoughtfully designed to make everyday life easier. The lower level has been recently developed, offering an expansive open space that can be tailored to your family’s needs—whether it’s a playroom, home office, gym, or entertainment area. Set in the welcoming community of Heartland, this home is surrounded by parks, playgrounds, and local amenities. With quick access to shopping, the majestic Rocky Mountains, and an easy commute to Calgary, plus the highly anticipated K-8 school on the horizon, this turn-key property is ready to welcome your family. Don’t miss the opportunity to make this exceptional house your home—schedule a showing today!**

Inclusions: N/A
Property Listed By: RE/MAX Realty Professionals

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









