



THE
A-TEAM

**RE/MAX
FIRST**

222 CLYDESDALE Avenue, Cochrane T4C 2S5

MLS®#: **A2189775**

Area: **Heartland**

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

List Price: **\$549,900**

Status: **Pending**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Cochrane**
Year Built: **2020**
Lot Information
Lot Sz Ar: **3,649 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,510**
Low Sqft:
Ttl Sqft: **1,510**

DOM

9
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Corner Lot,Front Yard,Landscaped,See Remarks**
Park Feat: **Alley Access,Double Garage Detached,Insulated,Paved,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Brick,Vinyl Siding**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Built-in Features,Kitchen Island,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`9" x 2`11"
Kitchen	Second	8`0" x 13`10"
3pc Ensuite bath	Second	5`0" x 9`1"
Bedroom	Second	8`6" x 13`4"
Bedroom - Primary	Second	13`0" x 13`11"
Den	Basement	8`4" x 6`11"

Room	Level	Dimensions
Dining Room	Main	10`1" x 16`2"
Living Room	Main	13`0" x 20`10"
4pc Bathroom	Second	8`8" x 4`11"
Bedroom	Second	8`4" x 13`4"
4pc Bathroom	Basement	8`0" x 4`10"
Game Room	Basement	16`2" x 40`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-MD

1810113

Remarks

Pub Rmks:

***Watch the video* Updated Open House: 26th: 2:30 pm - 4:30 pm. Home sweet home in Heartland, Cochrane! NO CONDO FEES! Welcome to 222 Clydesdale Avenue, nestled in the family-oriented community of Heartland. This stunning oversized corner unit townhouse with ALMOST 2200 SQFT of FUNCTIONAL LIVING SPACE feels like a semi-detached home and offers RV PARKING as an added bonus! Built by the award-winning Rohit Homes, this 2-storey gem showcases Nordic Interior Design finishes, blending modern and mid-century aesthetics beautifully. OVER SIZED CORNER LOT | SOUTH FACING | DOUBLE INSULATED GARAGE | FULLY UPGRADED | EXTRA WINDOWS | 3 BEDROOMS + FLEX ROOM | 3.5 BATHROOMS | FINISHED BASEMENT | 2 SETS OF LAUNDRY. Upon entering, you'll be greeted by a bright, sunlit living room, complete with a striking green accent feature wall and extra windows that flood the space with natural light. Adjacent to the living area is the dining room, enhanced by a stylish new chandelier, offering the perfect spot for family meals. The chef's dream kitchen features two-toned cabinets, quartz countertops, stainless steel appliances, soft-close drawers, a built-in pantry, and a functional island adorned with elegant pendant lighting. Upstairs, you'll find three spacious bedrooms, including the primary suite, which is a true retreat. It features additional windows, a walk-in closet, and a private ensuite with a standing glass shower. The two additional bedrooms are generously sized, ideal for family or guests. The centrally located flex room is perfect for a home office or study space, while the convenient new side-by-side laundry (2024) and second bathroom complete this level. The newly finished basement is a retreat in itself, designed with a trendy rustic aesthetic. It includes stylish light fixtures, a second green accent feature wall, pot lights, a full bathroom, and a multi-functional corner that can be used as a home office or fitness area. A SECOND LAUNDRY SET in the mechanical room adds convenience for guests. The extra wide fully landscapped lot offers great space for RV parking/3rd car parking or for your kids to run around and play at. The double garage features 10' ceilings and drywalled and insulated walls. Minutes away from the shopping complex, cafe's restaurants, 20 minutes to Calgary, 30 minutes to Downtown, and only an hour from the mountains, this home truly offers the best of both worlds. Don't miss out on this incredible opportunity to own your dream home in Heartland. Schedule a viewing today with your favourite Realtor and experience the magic for yourself!**

Inclusions:
Property Listed By:

**King bed in the basement is included.
Diamond Realty & Associates LTD.**

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













