



THE
A-TEAM

**RE/MAX
FIRST**

178 CLYDESDALE Avenue, Cochrane T4C 2V4

MLS®#: **A2195695**

Area: **Heartland**

Listing Date: **02/27/25**

List Price: **\$624,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2023**
Lot Information
Lot Sz Ar: **3,650 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,715**
Low Sqft:
Ttl Sqft: **1,715**

DOM

0
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Rectangular Lot**
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **No Smoking Home,Open Floorplan,Pantry,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`11" x 3`0"	Dining Room	Main	11`11" x 11`9"
Kitchen	Main	18`11" x 9`1"	Living Room	Main	11`0" x 13`10"
3pc Ensuite bath	Second	5`5" x 9`8"	4pc Bathroom	Second	8`0" x 4`11"
Bedroom	Second	11`6" x 12`8"	Bedroom	Second	11`1" x 12`0"
Family Room	Second	10`5" x 9`5"	Laundry	Second	7`0" x 7`5"
Bedroom - Primary	Second	12`2" x 16`9"			

Legal/Tax/Financial

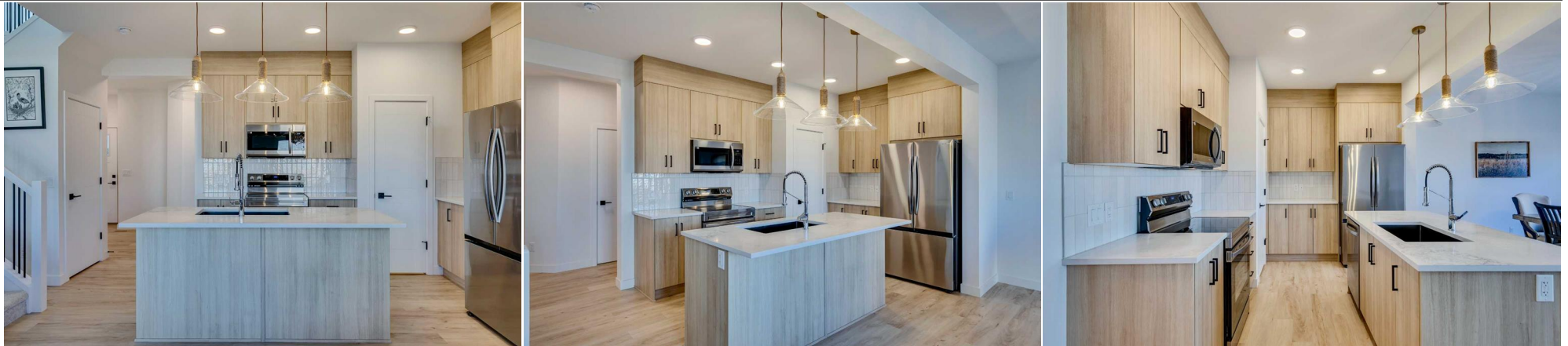
Title: Fee Simple
 Legal Desc: 2211814
 Zoning: R-MX

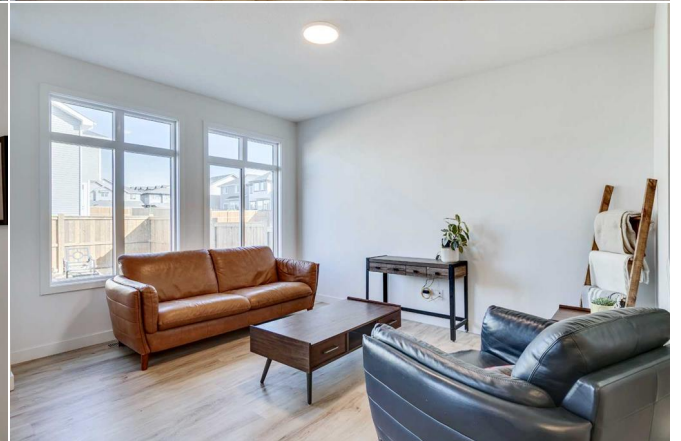
Remarks

Pub Rmks: **Looking for a brand-new home without the wait? Welcome to the beautiful community of Heartland in Cochrane, where contemporary living meets ultimate comfort. This stunning 3-bedroom, 2.5-bathroom home perfectly balances elegance and practicality. As you enter the open-concept main floor, natural light floods the space through large triple-pane windows, highlighting the luxurious quartz countertops of the gourmet kitchen. With 9-foot ceilings, the space feels open and inviting, perfect for both relaxation and entertaining. Upstairs, you'll find a spacious bonus room, ideal for a home office, play area, or media room, along with the added convenience of laundry on the same floor. Every inch of this home is meticulously maintained, giving it a brand-new feel. The thoughtful design includes a walkthrough pantry for easy access and additional storage, while the double attached garage offers direct entry to the home for added convenience. What truly makes this home stand out is the side entrance, which provides potential for separate living spaces or private access—perfect for multi-generational living or extra privacy. The Dallas Model offers the ideal combination of style, luxury, and function, creating the perfect space to call home. Discover the Heartland lifestyle and make this dream home yours today!**

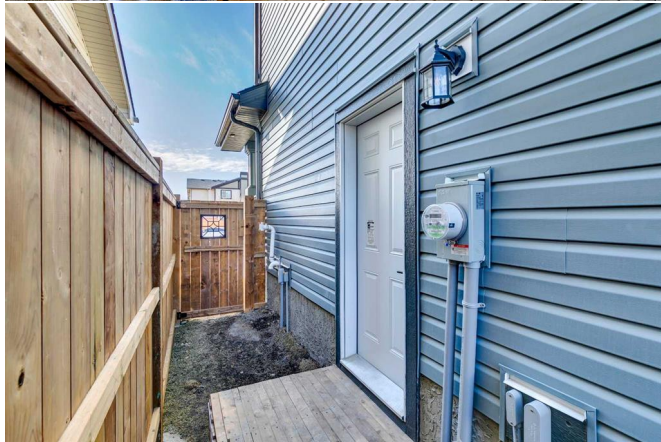
Inclusions: N/A
 Property Listed By: eXp Realty

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









178 Clydesdale Ave., Cochrane, AB

Main Floor Exterior Area: 754.33 sq ft
Interior Area: 696.56 sq ft
Excluded Area: 413.18 sq ft



PREPARED: 2025/02/25

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



178 Clydesdale Ave., Cochrane, AB

2nd Floor Exterior Area: 961.05 sq ft
Interior Area: 895.19 sq ft
Excluded Area: 7.03 sq ft



PREPARED: 2025/02/25

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



178 Clydesdale Ave., Cochrane, AB

Property Details

Room Measurements
Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

2pc Bath: 6'11" x 7' | 20 sq ft
Dining: 11'11" x 11'9" | 145 sq ft
Garage: 17'11" x 21'5" | 381 sq ft
Kitchen: 18'11" x 9'11" | 139 sq ft
Living: 11" x 13'10" | 152 sq ft

2ND FLOOR

3pc Ensuite: 5'9" x 9'8" | 50 sq ft
4pc Bath: 6' x 4'11" | 48 sq ft
Bedroom: 11'8" x 12'8" | 124 sq ft
Bedroom: 11'1" x 12' | 115 sq ft
Family: 12'5" x 9'8" | 98 sq ft
Laundry: 7' x 7'5" | 42 sq ft
Primary: 12'2" x 16'9" | 200 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 696.56 sq ft
Excluded Area: 413.18 sq ft
Perimeter Wall Thickness: 6.0 in
Exterior Area: 754.33 sq ft

2ND FLOOR

Interior Area: 895.19 sq ft
Excluded Area: 7.03 sq ft
Perimeter Wall Thickness: 6.0 in
Exterior Area: 961.05 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1591.76 sq ft
Excluded Area: 420.21 sq ft
Exterior Area: 1715.38 sq ft

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

