

**333 Clydesdale Way**  
**Cochrane, Alberta**

**MLS # A2174510**



**\$654,000**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,948 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Double Vanity, Stone Counters, Storage		

**Inclusions:** Outside backyard pergola, children's playhouse. Ring Doorbell system at front door, front of house motion flood light with security camera, Murphy bed in basement, cabinets and desk in basement.

Price Reduced! Welcome to this exceptional residence, thoughtfully crafted by Jayman Homes, where superior quality and craftsmanship are displayed in every detail. With over 2,420 sqft of beautifully developed living space, this home offers an unparalleled blend of comfort and sophistication. The expansive open concept living area seamlessly integrates with the gourmet kitchen, creating an inviting space perfect for family gatherings and entertaining. The kitchen, a chef's delight, boasts ample cabinetry, premium stainless steel appliances, and elegant stone countertops, delivering both style and functionality. The main floor also features a well appointed half bath and a mudroom / main entry, set apart by a few steps from the living area for added convenience and privacy. Ascend to the upper floor, where you'll find three spacious bedrooms, accompanied by two luxurious full bathrooms, providing an ideal retreat for families or guests. The developed lower level, spanning 473 of finished SqFt and an additional 240 undeveloped SqFt, enhances the home's versatility with a full bathroom, a private office, and a flexible living area, complete with a custom built Murphy bed, perfect for hosting guests or offering a private space for an older child. The outdoor space is just as impressive, designed for both relaxation and entertaining. An expansive deck, a pergola, and a charming children's playhouse make the backyard ideal for gatherings or larger celebrations. Parking is plentiful, with a large double garage and a driveway that accommodates two additional vehicles allowing space for up to four vehicles in total. For added peace of mind and security, the property is equipped with a Ring doorbell camera and a motion sensor floodlight at the garage. Brand new Samsung stainless steel kitchen appliances and an LG washer and dryer installed in late

2022. This remarkable home is a rare find, offering a blend of elegance and practicality that is sure to captivate even the most discerning buyers. Don't miss the chance to make this exquisite property your own, schedule a private viewing today.