

**32 Clydesdale Crescent  
Cochrane, Alberta**

**MLS # A2175367**



**\$535,000**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,473 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Front Yard, Lawn, Native Plants		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

**Inclusions:** N/A

Location Location And Quick Possession !! This Bright open floor plan , 2 Storey attached home with a large over sized detached double garage all situated on a quiet culdesac . The main level features large windows , vinyl flooring , an inviting front entry , a large living room, and a chefs kitchen .Th kitchen offers a double oven, lots of beautiful white cabinets , deep drawers ,a pantry, and a huge gleaming granite island for entertaining , or Enjoy gatherings in the dining area . Also on this level a functional home office with custom desk and a 2 piece bathroom . The upper level has 2 bright large bedrooms and a huge primary bedroom with 2 walk in closets a 3 piece ensuite with a mountain view. Also on this level is a deep laundry room with shelving and storage. The lower level is un spoiled roughed in for a bathroom ready for the family to create a space to enjoy. The rear detached garage is insulated and drywalled features 220 wiring , shelving and a paved lane. The front yard is landscaped and the private rear yard offers a stamped concrete patio , tranquil perennial gardens , and a rear deck for the BBQ enthusiasts .This home shows pride of ownership and a great use of all the space with this well thought out floor plan . No condo fees , close to shopping, parks, path system in sought after community Heartland.