

174 Clydesdale Way
Cochrane, Alberta

MLS # A2178370



\$475,000

Division:	Heartland		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,390 sq.ft.	Age:	2013 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Few Trees, Lawn, Landscaped, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: All Electrical Fixtures Attached, Outdoor Shed

Welcome to this charming triplex end unit in Heartland, offering a perfect blend of comfort and convenience. Enjoy your morning coffee or relax in the evenings on the inviting FRONT PORCH or spacious BACK DECK, both ideal for outdoor living. Inside, the OPEN CONCEPT main floor is filled with natural light from large VINYL WINDOWS, highlighting the HARDWOOD FLOORING throughout. The cozy living room features a gas FIREPLACE WITH TILE SURROUND, adding warmth and ambiance. The stylish WHITE KITCHEN offering plenty of cabinets and drawers, along with a KITCHEN ISLAND and BREAKFAST BAR is perfect for casual meals. The adjacent dining area provides ample space for family gatherings. The main floor also includes a versatile area for a COFFEE BAR or DESK/ORGANIZATION SPACE, along with a convenient half bathroom. Upstairs, the master suite offers a peaceful retreat with its own 4pc ENSUITE, complete with a tub/shower combo. Two additional bedrooms share a well appointed 4pc guest bathroom. The unfinished basement houses the washer and dryer, and offers plenty of potential for customization. The fenced backyard with the large deck is great for spending time outside, an OUTDOOR SHED provides extra storage, while the 2-car CONCRETE PARKING PAD adds practicality. This home is ideally located many amenities, playgrounds, and a short walk to the Bow River walking paths, with easy access to major routes and the mountains. With its blend of style, functionality, and location, this home is an excellent choice for first-time buyers, families, or anyone seeking a low-maintenance lifestyle in a vibrant community.