

486 Clydesdale Way
Cochrane, Alberta

MLS # A2178377



\$729,900

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,042 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

****4 Bed | 3 Bath | Full Bedroom and Bath on Main Floor | Basement Side Door**** Welcome to Heartland, a beautiful neighbourhood in Cochrane. This thoughtfully designed, fully upgraded, brand-new home could be your dream home. It greets you with a spacious entryway that sets the tone for the rest of the house. The main floor features a full bedroom and a full bathroom. Next is the modern kitchen, equipped with stainless steel appliances, a chimney-style hood fan, and a charming barn sink with attachments. The living room boasts a fireplace and staggered shelves, providing both warmth and character. The dining and living areas overlook green space/future school, ensuring no neighbours behind. A beautifully crafted railing leads you upstairs, where you'll find the primary bedroom along with two additional bedrooms. The primary bedroom offers views of the green space, and on a clear day, you can even catch a glimpse of the mountains. The 5-piece ensuite bathroom includes dual sinks, a freestanding tub, and a separate shower. Additionally, a bonus room, two more bedrooms, and a 4-piece bathroom complete the upper level. The basement features a side door, three windows, and a roughed-in bathroom, making it perfect for your future development plans. Overall, this home is ideal for families. Schedule your private showing today before it's gone!