

**401 Clydesdale Way**  
**Cochrane, Alberta**

**MLS # A2181171**



**\$644,290**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,205 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Corner Lot, Few Trees		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Unfinished

**LLD:** -

**Exterior:** Stone, Vinyl Siding

**Zoning:** R-LD

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** No Animal Home, No Smoking Home, Open Floorplan, Pantry

**Inclusions:** n/a

Welcome to Heartland, where you will find this bright and sunny home on a corner lot. Step inside to discover a spacious, open-concept main floor with 9 foot ceilings, that seamlessly blends the living, dining, and kitchen areas, ideal for both entertaining and everyday living. The kitchen is a chef's dream, featuring a large island, a generous walk-in pantry, a gas cooktop, wall oven, and an abundance of cupboard and counter space. Just off the dining room, you'll find a deck that's perfect for BBQing. The living room is anchored by a gas fireplace, creating a cozy atmosphere on winter nights, while large windows flood the space with natural light. The main floor also offers a versatile office/den, which can easily be converted into a fourth bedroom by adding a door and closet, as well as a convenient half bath just around the corner. Upstairs, a thoughtfully designed layout awaits, featuring a bonus room with vaulted ceilings, strategically positioned between the primary suite and two additional bedrooms. The expansive primary suite is south-facing and includes a walk-in closet and a luxurious five-piece ensuite. The two additional bedrooms, each with their own walk-in closet, share a well-appointed full bath. The laundry room is also conveniently located on this level. This home is filled with thoughtful upgrades, including a mudroom off the garage with cubbies and hooks, top-down/bottom-up blinds on many windows, and extra closet space outside the primary and secondary bedrooms for additional storage. The basement is plumbed for an additional bathroom and is ready for you to develop into your dream space. The beautifully landscaped South facing back yard is a true highlight, featuring many trees, bushes, and even raspberry and strawberry plants! The landscaping extends to both the side and front of the home, adding to its curb appeal.

Meticulously maintained and thoughtfully designed, this home is ready for you to make it your own. Book your private tour today!