



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**213 Clydesdale Avenue
Cochrane, Alberta**

MLS # A2244725



\$515,000

Division:	Heartland		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,685 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

This well-maintained 3-bedroom, 2.5-bathroom semi-attached home in Heartland features a spacious front entry and open-concept main floor with kitchen flowing into the living room. The kitchen offers modern cabinetry with corner pantry, stone countertops, tile backsplash, and stainless steel appliances including chimney hood fan, built-in microwave, and undermount sink. Upstairs, the primary suite includes a walk-in closet and ensuite with walk-in shower and dual sink vanity, while two additional bedrooms, a 4-piece bath, upper-level bonus room, and convenient laundry room complete the floor. Recent updates include fresh paint throughout and brand new carpet on the stairs and upper level. The unfinished basement provides excellent potential for future development, and the single attached garage adds convenience. Outside, the fully landscaped and fenced yard offers privacy for relaxation or entertaining. Located in the established Heartland community with access to neighborhood trails, parks, and playgrounds, plus convenient shopping at nearby Heartland Station featuring Tim Hortons, liquor store, Cabeza Grande Mexican restaurant, and other local services, this move-in ready home combines comfortable living spaces with room to grow.