



GRASSROOTS
REALTY GROUP

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**11 Clydesdale Crescent
Cochrane, Alberta**

MLS # A2277720



\$500,000

Division:	Heartland		
Type:	Residential/Five Plus		
Style:	2 Storey, Attached-Side by Side		
Size:	1,514 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: All Window Coverings & Curtains. Garage Tire Rack & Shelving Attached.

Welcome to Heartland! Nestled on the west side of Cochrane, this vibrant community offers an array of amenities, from Rueben's Fresh Veggies to Tim Horton's, Cabeza Grand Mexican Restaurant, Pharmacy, Daycare Centre, and more. Streets adorned with trees and pathways lead to parks, green spaces, dog park and a future school site, while a scenic walking path beckons you to the Bow River. This well-cared-for end-unit townhome is where thoughtful upgrades meet everyday comfort with no condo fees. Offering 3 bedrooms, 2.5 bathrooms, and 1514sq/ft of functional living space, this layout suits first-time buyers, young families, or those looking to simplify without sacrificing style or space. The main floor is open and inviting with 9' ceilings, upgraded vinyl plank flooring, and feature walls that bring warmth and personality to the space. The kitchen is both practical and polished, featuring quartz countertops, a large island, sleek cabinetry, and upgraded lighting that's perfect for busy mornings, casual meals, and hosting friends. Air conditioning ensures year-round comfort. Upstairs, the primary bedroom includes its own ensuite and generous closet space, while two additional bedrooms offer flexibility for kids or guests. The nook that can be used for a home office, reading space or play area. The convenience of upper-level laundry keeps daily routines effortless, and vinyl plank flooring continues throughout the upper level for a clean, cohesive look. As an end unit, this home stands out with a larger double detached garage, extra yard space, and upgraded maintenance-free landscaping offering more room and less upkeep than similar homes. A move-in-ready home in a community people genuinely love to call home. Connect with your favourite realtor and book a showing today!

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