



**7 Clydesdale Place
Cochrane, Alberta**

MLS # A2294674



\$429,000

Division:	Heartland		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,292 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Pantry		

Inclusions: None

EXCEL 4 PLEX HOME with Lots of Natural Light, NO CONDO FEES, DOUBLE GARAGE and Upgrades Include: 2023 Vinyl Planks upstairs & upper floor, Wall painting 2023 and more painting 2026, washer/dryer 2023 and No Carpet. Home sweet home in Heartland of Cochrane, where sweeping mountain views meet modern living. Stylized design begins right at the curb, with tidy landscaping and eye-catching architectural details. A LARGE COVERED FRONT PORCH connects your lifestyle to the community, inviting you to wave to passing neighbours while you relax with a favourite beverage. *****MAIN FLOOR***** Inside, the open entryway offers generous closets as you step into the living room, where big windows that capture tons of natural light and HARDWOOD FLOORING strike the perfect balance of bright and inviting. Sunshine from the south fills the kitchen, where plentiful cabinetry in lovely warm tones creates the perfect setting for your favourite meals as you cook for family and friends. The dining area has a ceiling fan and a window that opens, allowing a delightful breeze to flow through on warm days, or step out onto the deck to soak up the sun. A large closet here is ideal for outerwear or PANTRY items. A well thought out floorplan also includes a half bathroom on this level. *****UPPER FLOOR***** Entirely repainted over the past few years, this home also features upgraded VINYL PLANK FLOORING on the stairs and upper storey. A credenza adds functional space in the hall. The spacious primary bedroom is complete with a WALK-IN CLOSET AND A WELL-APPOINTED ENSUITE. Two more bedrooms and the main bathroom are also on the top floor, forming a wonderfully family-friendly layout. *****BASEMENT***** Unfinished and ready for your ideas, the basement is insulated and was thoughtfully planned for possible development, with a large window,

BATHROOM ROUGH-IN, and a laundry area with new machines. The utility zone is in a corner, giving you full access to the rest of the space. Furnace maintenance is up to date, and the home includes a HEAT RECOVERY VENTILATOR for added efficiency.

EXTERIOR Outside, the private yard is nicely divided between the deck, lawn, and gravelled walkways. Gardens beds receive the perfect amount of sun and shade for growing flowers and food. The detached DOUBLE garage is drywalled and curb walled, and the PAVED ALLEY is wide enough to pull a trailer through to load up for camping weekends. ***THE AREA*** Set on the edge of town, this area feels like a courtyard community has a bit of everything. Pathways and parks are nearby, and the Bow River is in walking distance. Shops and services are available only a few blocks away, and Cochrane offers every amenity you could need, yet still has that small town feel. At the end of the block, uninterrupted MOUNTAIN VIEWS are a stunning backdrop for all your outdoor activities. PROXIMITY TO THE HIGHWAY puts Calgary within a 20-minute drive, escape into nature easy, with camping, hiking, and alpine sports all available in just a short trip.