



**36 Clydesdale Court
Cochrane, Alberta**

MLS # A2184209

\$549,000



Division:	Heartland		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,617 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

**** Under Construction visit Open House for more information at Greystone showhome - 498 River Ave, Cochrane - Feb. 19th 3:30-5:30pm, Feb. 20th 2-5pm, Feb. 21st 1-4pm, Feb. 22nd 1-4pm, Feb. 23rd 2:30-5pm, Feb. 24th 1-3pm and Feb 25th 1-3**
**** PRICE REDUCTION **** The Landon by Rohit Communities is a gorgeous duplex with double front garage and over 1500 sqft of developed space. The main floor features a gorgeous kitchen with a large quartz island perfect for entertaining, an open concept living room and dining room that create an inviting atmosphere for entertaining or family nights. Upstairs you will find 3 bedrooms, laundry, 2 full baths and a loft. In your primary suite you are greeted by a 5 piece ensuite and a walk in closet. The unfinished basement with a side entrance offers great potential for future development. Another feature for this house is gas line. Front and back landscaping is included. ****Photos are representative and the interior colors may be different****