



**486 Clydesdale Way
Cochrane, Alberta**

MLS # A2184926



\$689,900

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|------------------|----------------------------------------------------|---------------|------------------|
| Division: | Heartland | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,042 sq.ft. | Age: | 2024 (1 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, No Neighbours Behind | | |

| | | | |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| Heating: | Central, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

****4 BED | 3 BATH | BACKS ONTO GREEN SPACE/FUTURE SCHOOL**** Welcome to Heartland, a beautiful neighbourhood in Cochrane. This thoughtfully designed, fully upgraded, brand-new home could be your dream home. It greets you with a spacious entryway that sets the tone for the rest of the house. The MAIN FLOOR features a FULL BEDROOM AND FULL BATHROOM. Next is the modern kitchen, equipped with stainless steel appliances, a chimney-style hood fan, and a charming barn sink with attachments. The living room boasts a fireplace and staggered shelves, providing both warmth and character. The dining and living areas overlook green space/future school, ensuring no neighbours behind. A beautifully crafted railing leads you upstairs, where you'll find the primary bedroom along with two additional bedrooms. The primary bedroom offers views of the green space, and on a clear day, you can even catch a glimpse of the mountains. The 5-piece ensuite bathroom includes dual sinks, a freestanding tub, and a separate shower. Additionally, a bonus room, two more bedrooms, and a 4-piece bathroom complete the upper level. The basement features a SIDE DOOR, 3 WINDOWS, and a roughed-in bathroom, making it perfect for your future development plans. Overall, this home is ideal for families. Schedule your private showing today before it's gone!