



**24 Clydesdale Crescent
Cochrane, Alberta**

MLS # A2188453



\$534,900

Division:	Heartland		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,668 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: N/A

Nestled in the sought-after family-friendly community of Heartland in Cochrane, this beautifully developed 1,667 sq. ft. two-storey home with a double detached garage offers space, style, and convenience. Step into a fresh, modern interior where tasteful finishes and a bright, open floor plan create an inviting atmosphere. The generous living room transitions effortlessly into the heart of the home—a stunning, upgraded kitchen. Featuring sleek quartz countertops, ample clean white cabinetry, and a large island with a double sink and bar seating, this kitchen is perfect for casual breakfasts or entertaining. Stainless Steel appliances complete the space, adding both functionality and style. Adjacent to the kitchen is a spacious dining nook with large, sunlit windows, offering a warm and welcoming space for family meals. From here, step outside to enjoy the sunny west-facing deck and maintenance-free backyard—perfect for outdoor gatherings. The insulated and drywalled double detached garage adds extra value and convenience. Upstairs, you’ll find three generously sized bedrooms, including a large primary suite. This retreat features a walk-in closet and a luxurious 5-piece ensuite with dual sinks, a soaker tub, and a separate shower. Completing the upper level is a stylish 4-piece bathroom and a super-convenient laundry room, thoughtfully designed to make everyday life easier. The lower level has been recently developed, offering an expansive open space that can be tailored to your family’s needs—whether it’s a playroom, home office, gym, or entertainment area. Set in the welcoming community of Heartland, this home is surrounded by parks, playgrounds, and local amenities. With quick access to shopping, the majestic Rocky Mountains, and an easy commute to Calgary, plus the highly anticipated K-8 school

on the horizon, this turn-key property is ready to welcome your family. Don't miss the opportunity to make this exceptional house your home—schedule a showing today!