



**126 Clydesdale Way
Cochrane, Alberta**

MLS # A2198692



\$509,900

Division:	Heartland		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,537 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped, Lawn		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Open Floorplan, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-MD
Utilities:	-

Inclusions: N/A

Welcome to this beautifully designed 4-bedroom, 4-bathroom townhome in Cochrane's up and coming Heartland community! Offering NO CONDO FEES, more than 2100 sq/ft of finished living, and an unbeatable location right across from a park, this home is perfect for families, professionals, and outdoor enthusiasts alike. Step inside to discover a bright, open-concept main floor featuring a modern kitchen with stainless steel appliances, and an eat up breakfast bar. Finished with hardwood flooring, the spacious living and dining areas are filled with natural light, creating a warm and inviting atmosphere. Upstairs, the primary suite boasts a private ensuite and walk-in closet, while two additional bedrooms share another full bathroom. There's even a small bonus room ideal for guests, a home office, or a playroom. The fully finished basement offers even more space, complete with a fourth bedroom, another full bathroom, and a recreation room perfect for a growing family! Other highlights of this home include a single attached garage, plenty of storage both in the basement and a secure storage room on the front porch, and a private backyard to enjoy year-round. Plus, with no condo fees, you get the benefits of townhome living without the extra costs! Located directly across from green space, you'll love the peaceful views and easy access to walking paths, parks, and shopping. With quick access to Calgary and the Rockies, this is an opportunity you don't want to miss!