



**GRASSROOTS**  
REALTY GROUP

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**233 Clydesdale Way  
Cochrane, Alberta**

**MLS # A2204115**



**\$699,000**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,190 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s)		
<b>Inclusions:</b>	N/A		

Nestled in the young and thriving community of Heartland in Cochrane, this stunning 3-bedroom, 2.5-bathroom home sits on a spacious corner lot, offering both curb appeal and functionality. With approximately 2,200 sqft of thoughtfully designed living space, this home features high ceilings, including striking vaulted ceilings, creating an open and airy atmosphere. The modern layout includes a separate side entrance, adding versatility for potential future development or a private workspace. The generously sized bedrooms provide comfort for the whole family, while the primary suite offers a peaceful retreat with its own ensuite bath. Located in an ideal setting, this home is within walking distance to parks, schools, and local amenities, with easy access to major highways for a quick commute. Experience the perfect blend of small-town charm and urban convenience in one of Cochrane's most sought-after neighborhoods. Don't miss this incredible opportunity—schedule your private showing today!