



GRASSROOTS
REALTY GROUP

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**494 Clydesdale Way
Cochrane, Alberta**

MLS # A2207079



\$669,900

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,888 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: n/a

****BACKS ONTO GREEN SPACE/FUTURE SCHOOL | SIDE ENTRANCE | FULLY UPGRADED**** Introducing an exceptional opportunity to make this brand-new home in Heartland your own, an enchanting space you won't want to miss! Step inside and experience the inviting open floor plan that radiates warmth and functionality, featuring options of an elegantly extended fireplace that adds charm and sophistication. The heart of the home is the beautifully designed kitchen, complete with a central island that encourages culinary creativity and social gatherings. The walk-through pantry offers seamless access to the mudroom, making transitions from outdoor activities to indoor comfort effortless. The living and dining rooms look over the Green Space/Future School at the back. Venture upstairs, where you'll discover two generously sized bedrooms that provide a peaceful retreat, along with a spacious family room perfect for relaxation and entertainment. The primary suite is a true sanctuary, featuring a sizeable walk-in closet for all your storage needs and a LUXURIOUS 5pc BATH. Picture yourself unwinding in the freestanding tub or indulging in the standing shower, transforming daily routines into lavish experiences. The master bedroom also looks over the green space at the back and, if not more, a little mountain view. This upper level also includes an additional family room and a well-appointed four-piece bath, adding versatility to the living space and a full-size laundry. The unfinished basement is a blank canvas, boasting three windows and a lofty 9-foot ceiling. It invites your creative vision for customization; the possibilities are endless, whether you desire a home theatre, gym, or extra guest space. Nestled in the vibrant community of Heartland, this home is surrounded by lush parks, scenic pathways, and essential amenities, all while providing easy

access to Highway 1A for convenient commuting. Don't let this opportunity pass you by! Schedule your showing today and uncover the charm of living in Cochrane, where comfort meets style and you'll truly love where you live!