

# \$669,900 - 494 Clydesdale Way, Cochrane

MLS® #A2207079

**\$669,900**

3 Bedroom, 3.00 Bathroom, 1,888 sqft  
Residential on 0.09 Acres

Heartland, Cochrane, Alberta

**\*\*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 truly love where you live!

Built in 2024

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207079    |
| Price          | \$669,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,888       |
| Acres          | 0.09        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 494 Clydesdale Way |
| Subdivision | Heartland          |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C 3B5            |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance  |
| Appliances        | Dishwasher, Electric Range, Microwave, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Full, Unfinished  |

### **Exterior**

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Private Entrance, Private Yard        |
| Lot Description   | Backs on to Park/Green Space, Private |
| Roof              | Asphalt                               |
| Construction      | Wood Frame, Wood Siding               |
| Foundation        | Poured Concrete                       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 5                |
| Zoning         | R-LD             |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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