$669,900 - 494 Clydesdale Way, Cochrane

MLS® #A2207079

$669,900
3 Bedroom, 3.00 Bathroom, 1,888 sqft
Residential on 0.09 Acres

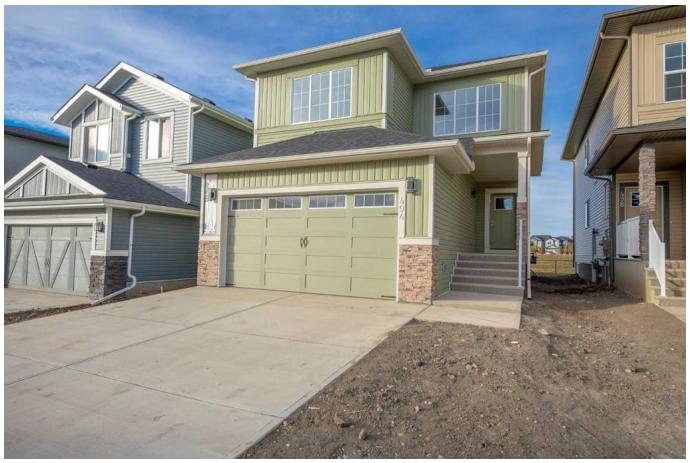
Heartland, Cochrane, Alberta

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. Donâ€™t let this opportunity pass you by! Schedule your showing today and uncover the charm of living in Cochrane, where comfort meets style and youâ€™ll 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, ENERGY STAR Qualified Appliances, Microwave, ENERGY STAR Qualified Refrigerator
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	30
Zoning	R-LD

Listing Details

Listing Office	Royal LePage Benchmark

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