



369 CLYDESDALE Way
Cochrane, Alberta

MLS # A2322288



\$739,999

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,427 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Recessed Lighting, Tankless Hot Water		

Inclusions: N/A

OPEN HOUSE - SAT 27TH 1PM-4PM - A rare opportunity to own a well maintained home with four bedrooms, a sunny corner lot, dedicated work space and future development potential in one of Cochrane's growing family communities. Perfect for those moving up and looking for more space. Welcome to this beautifully maintained family home in the vibrant community of Heartland, situated on a large corner lot with a fully landscaped south-facing backyard. Built in 2016 and offering 2,426 sq ft. The main floor is bright, open, and welcoming with large windows, great natural light, 9ft ceilings and a functional layout designed for everyday living and entertaining. The dedicated office/flex room offers the perfect work-from-home space and could be enclosed for added privacy if desired (see virtual staged photo). At the heart of the home is an impressive kitchen featuring quartz countertops, a large central island, Electrolux stainless steel built-in appliances, gas cooktop, and a spacious pantry. The kitchen flows seamlessly into the dining and living areas, where a gas fireplace with herringbone tile adds warmth and style. Upstairs, the layout is ideal for families, offering four spacious bedrooms plus a comfortable family room. The primary retreat includes a walk-in closet and a well-appointed ensuite with dual sinks, additional vanity area, and a relaxing soaker tub. The unfinished basement provides excellent opportunity for future development, with space to potentially add two additional bedrooms, a recreation area, gym, or media room depending on your needs. Additional features include TRIPLE PANE WINDOWS, CENTRAL AC, TANKLESS HOT WATER, HRV system, double attached garage, and pride of ownership throughout. Located in an active and growing Cochrane community, this home offers space, comfort, and long-term flexibility.

on a premium corner lot. Book your showing today!