



GRASSROOTS
REALTY GROUP

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**519 Clydesdale Way
Cochrane, Alberta**

MLS # A2329820



\$639,900

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,918 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.09 Acre		
Lot Feat:	Few Trees, Front Yard, Interior Lot, Landscaped, No Back Lane, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	TV mount in living room and basement		

Welcome to this beautifully finished two storey home in the heart of Heartland, offering over 2,700 sqft of developed living space and a perfect blend of style, comfort, and functionality. From the moment you step inside, you'll appreciate the bright and welcoming entryway that leads into the main living area. Designed with both everyday living and entertaining in mind, the open concept layout allows the kitchen, dining area, and living room to flow seamlessly together. The living room feels warm and inviting, featuring a stylish electric fireplace with white brick tile detail and large windows that fill the space with natural light while overlooking the backyard. The kitchen is a standout feature of the home, offering full-height cabinetry, stainless steel appliances, a large island with seating, and a convenient walk-through pantry. Just off the kitchen, the mudroom provides access to the double attached garage, which is insulated, painted, and large enough to accommodate a full sized truck. Step outside and enjoy the southeast facing backyard, fully landscaped and fenced for privacy. Whether you're hosting friends, grilling dinner, or simply enjoying a quiet morning coffee, the two tier deck with a BBQ gas line creates the perfect outdoor space to make the most of the warmer months. Upstairs the layout is thoughtfully designed to offer both functionality and privacy. The bonus room sits at the top of the stairs, creating a natural separation between the primary suite and the secondary bedrooms. Complete with built-in shelving, it's the perfect spot for movie nights, a playroom, or a cozy place to unwind at the end of the day. The spacious primary bedroom is a true retreat, featuring a walk-in closet and a beautiful 5 piece ensuite with a large double vanity, freestanding soaker tub, stand up shower, and elegant black fixtures. Two additional bedrooms are generously sized and

share a 4 piece bathroom, while the conveniently located upper floor laundry room offers side by side washer and dryer along with extra storage for linens and household essentials. The fully finished basement adds even more flexibility with a large recreation room, fourth bedroom, and another full 4 piece bathroom—ideal for guests, older children, or a home office setup. What truly makes this home special is the attention to detail throughout. Every finish has been thoughtfully selected, from the paint colours and tile choices to the lighting and hardware. The result is a space that feels modern, stylish, and welcoming, with the kind of Pinterest-worthy touches that buyers are searching for. Located in the popular community of Heartland, you'll enjoy easy access to parks, playgrounds, pathways, and everyday amenities. Heartland has become one of Cochrane's most desirable neighbourhoods thanks to its family-friendly atmosphere and convenient location. Living in Cochrane means embracing an active lifestyle surrounded by beautiful scenery, outdoor recreation, and a vibrant small town charm.