



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**474 Clydesdale Way
Cochrane, Alberta**

MLS # A2341123



\$735,000

Division:	Heartland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,311 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
Inclusions:	All Lighting Fixtures, Window Coverings, Built-In Shelves, TV Wall Mount, Shelving above Bar in Basement, Electric Fireplace		

WELCOME TO 474 CLYDESDALE WAY, where easy bungalow living, room for the whole family, and a relaxed Cochrane lifestyle come together in the welcoming community of HEARTLAND. Known for its PARKS, PLAYGROUNDS, GREEN SPACES, AND SCENIC WALKING PATHWAYS, Heartland offers a wonderful setting to get outside, connect with neighbours, and enjoy the natural beauty surrounding Cochrane. With everyday amenities nearby and convenient access to HIGHWAY 1A, DOWNTOWN COCHRANE, GHOST LAKE, and the ROCKY MOUNTAINS, this is a location made for both everyday convenience and weekend adventure. Built by DS HOMES, this inviting BUNGALOW offers 1,306 SQ.FT. OF MAIN-FLOOR LIVING SPACE, FIVE BEDROOMS, a FULLY DEVELOPED BASEMENT, MAIN-FLOOR LAUNDRY, and a DOUBLE ATTACHED FRONT-DRIVE GARAGE. The bright main living space is designed for gathering, with an ELECTRIC FIREPLACE creating a cozy backdrop for quiet evenings at home. The kitchen keeps everyday life functional with an ELECTRIC STOVE, BUILT-IN MICROWAVE, HOOD FAN, and CORNER PANTRY. Step outside onto the BACK DECK for morning coffee, summer dinners, or evenings spent unwinding while enjoying the added privacy of NO NEIGHBOURS DIRECTLY BEHIND. The MAIN-FLOOR PRIMARY RETREAT offers a peaceful place to recharge with a WALK-IN CLOSET and ensuite featuring a DOUBLE VANITY, STAND-ALONE SOAKER TUB, and SEPARATE SHOWER. A SECOND MAIN-FLOOR BEDROOM provides flexibility for children, guests, or a home office, while MAIN-FLOOR LAUNDRY makes day-to-day living that much easier. Downstairs, the FULLY DEVELOPED BASEMENT gives everyone room to spread out, featuring LUXURY VINYL PLANK FLOORING, THREE ADDITIONAL

BEDROOMS, and a FULL BATHROOM — ideal for a growing family, teenagers, guests, or creating dedicated spaces for work and hobbies. From neighbourhood walks and afternoons at the playground to evenings on the back deck and weekends exploring everything Cochrane and the mountains have to offer, 474 CLYDESDALE WAY delivers the SPACE, PRIVACY, AND EASYGOING LIFESTYLE that makes calling HEARTLAND home so appealing.