

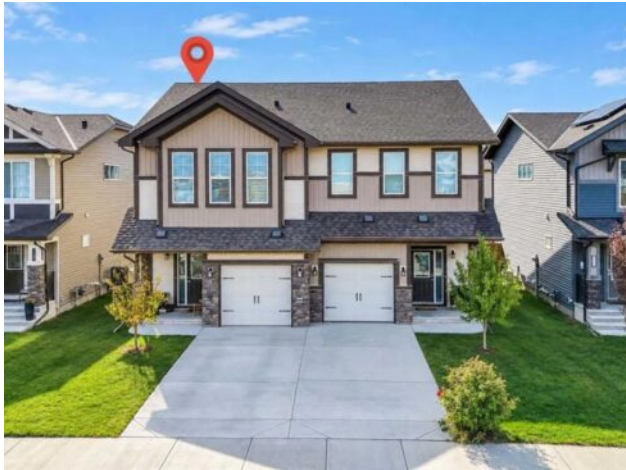


GRASSROOTS
REALTY GROUP

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**235 Clydesdale Avenue
Cochrane, Alberta**

MLS # A2350233



\$547,900

Division:	Heartland		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,699 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Wired for Data		

Inclusions: None

A UNIQUE GEM! Welcome to luxury living in the heart of Heartland, one of Cochrane's most sought-after communities. This exceptional 3-bedroom semi-detached home offers over 1,698 sq. ft. of bright and stylish living space, featuring high ceilings and a thoughtfully designed layout for easy living and entertaining. The home also includes an ATTACHED GARAGE with loads of storage space, and a landscaped backyard. A spacious foyer welcomes you inside and leads into the open-concept main floor, where LARGE WINDOWS bring in plenty of natural light and the layout flows seamlessly from one space to the next. At the heart of the home is the kitchen, featuring STAINLESS STEEL appliances including chimney hood fan, tile back splash and a GAS STOVE, GRANITE COUNTERTOPS, a LARGE CENTRAL ISLAND, a CORNER PANTRY, generous cabinetry, and undermount sink with plenty of workspace for both everyday living and entertaining. The adjoining dining area comfortably accommodates a full-size table and provides direct access through patio doors to the backyard, complete with a BBQ gas line—perfect for relaxing or entertaining. The living room offers a comfortable place to unwind, while a convenient powder room and mudroom with direct access to the single attached garage complete the main level. Upstairs, you will find a bright and spacious, centrally located bonus room, ideal for a media lounge or children's retreat. The spacious primary bedroom complements the family-friendly layout and includes a WALK-IN CLOSET and a private ensuite with a WALK-IN SHOWER. Two additional bedrooms, a full bathroom, and convenient upper-level laundry complete the second floor. The unfinished basement provides excellent future potential, with room to create additional living space, a recreation room, home gym, office, or guest

area while still maintaining valuable storage space. Outside, the front yard is one of the home's standout features, perfectly positioned directly across from Heartland Station shopping mall, which features a daycare, Tim Hortons, restaurants, and other local services. Additional highlights include driveway parking, excellent overall condition, and a layout that makes very efficient use of the home's space. Located in the vibrant community of Heartland, you'll enjoy convenient access to parks and other recreational areas, including Bow River pathways. This well-maintained, move-in-ready home offers a great combination of indoor comfort, outdoor space, and future basement potential. Schedule your showing today!