

# \$739,000 - 482 Clydesdale Way, Cochrane

MLS® #A2222247

**\$739,000**

3 Bedroom, 3.00 Bathroom, 2,354 sqft

Residential on 0.09 Acres

Heartland, Cochrane, Alberta

Welcome to Heartland! Nestled on the west side of Cochrane, this vibrant community offers an array of amenities, from Rueben's Fresh Veggies to Tim Horton's, Cabeza Grand Mexican Restaurant, and more. Streets adorned with trees and pathways lead to parks, green spaces, and a future school site, while a scenic walking path beckons you to the Bow River.

Step into this exceptional home built by Daytona, where craftsmanship meets elegance and over 3000sq/ft of living space. The main floor welcomes you with a bright foyer leading to a dedicated office space, ideal for remote work and a large mudroom that brings you into the walkthrough pantry. Admire the white shaker cabinets in the kitchen, complemented by a large island. The spacious kitchen showcases granite countertops, stainless steel appliances, and a gas stove. This open concept space is perfect for entertaining, while the electric fireplace provides warmth for those family gatherings.

Upstairs, a generous bonus room located at the front of the house that can be converted into a fourth bedroom for those with larger families. Retreat to the large primary bedroom that looks out into the greenspace. The ensuite boasts a large soaking tub, separate shower and double vanity with ample counter space. The two additional bedrooms, each



with large closets, laundry room and full bathroom complete the upstairs. The unfinished basement with plumbing rough-ins awaits your personal touch as well as the outdoor space that backs onto a future school site.

Donâ€™t let this opportunity slip away â€“ make this remarkable house your home today!

Built in 2022

**Essential Information**

MLS® #	A2222247
Price	\$739,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,354
Acres	0.09
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	482 Clydesdale Way
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3B5

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

## Interior

Interior Features	Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Front Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 17th, 2025
Days on Market	1
Zoning	R-LD

## Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.