

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

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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.

Don’t let this opportunity slip away – 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 | 2              |
| Zoning         | R-LD           |

## Listing Details

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

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