

# \$519,999 - 38 Clydesdale Crescent, Cochrane

MLS® #A2215060

**\$519,999**

3 Bedroom, 3.00 Bathroom, 1,425 sqft

Residential on 0.06 Acres

Heartland, Cochrane, Alberta

Step into easy living in this immaculate corner lot duplex with NO CONDO FEES!, complete with a highly desirable double detached garage. This home has been professionally cleaned and is ready for its next owners with immediate possession. From the moment you enter, you'll appreciate the bright and airy open-concept layout enhanced by stylish laminate flooring. The heart of the home is the stunning kitchen, featuring a flush quartz island, sleek stainless steel appliances, pantry, and chic grey and white cabinetry â€” a timeless contemporary design. Sunlight streams through large main floor windows and a side window, creating a warm and inviting atmosphere. A convenient powder room completes this level.

Upstairs, retreat to the spacious master suite with a walk-in closet and a private 4-piece ensuite bathroom. Discover a versatile flex area â€” perfect for a home office, reading nook, or kids' play zone. Two additional well-sized bedrooms, another 4-piece bathroom, and a convenient laundry room with front-load washer and dryer add to the functionality of this floor. The untapped potential of the basement, with its bathroom rough-in, awaits your personal touch.

Outside, enjoy your private deck and a fenced yard backing onto a paved lane â€” ideal for relaxation and entertaining. The double detached garage provides secure parking and



extra storage. Enjoy the convenience of being within easy walking distance of a large community playground and just moments from local amenities like a gas station, convenience store, pizza place, daycare, and Tim Hortons. Plus, adventure awaits with easy access to the majestic Rocky Mountains. This isn't just a home; it's a lifestyle waiting to be embraced!

Built in 2019

### **Essential Information**

MLS® #	A2215060
Price	\$519,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,425
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	38 Clydesdale Crescent
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C2S5

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, On Street
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings, Gas Water Heater
Heating	Boiler, Forced Air, ENERGY STAR Qualified Equipment
Cooling	Window Unit(s)
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Vinyl Siding, Wood Frame, Post & Beam
Foundation	Poured Concrete

## Additional Information

Date Listed	April 30th, 2025
Days on Market	18
Zoning	R-MX

## Listing Details

Listing Office	Grand Realty
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