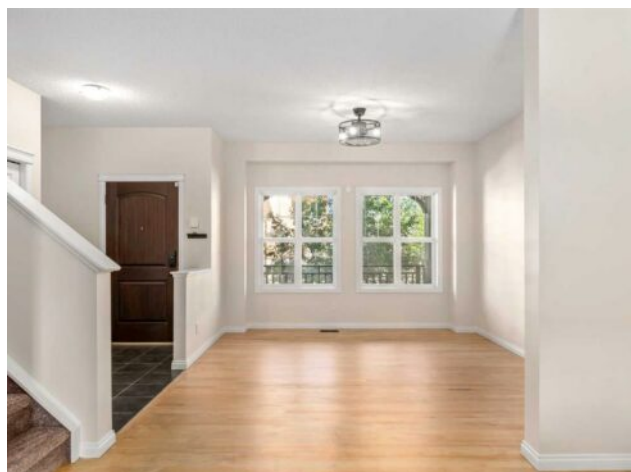


**112 Clydesdale Way
Cochrane, Alberta**

MLS # A2165349



\$519,900

Division:	Heartland		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,586 sq.ft.	Age:	2014 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Garage Door Opener, Garage Faces Rear, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Bar fridge, small freezer and electric fireplace in the basement; RING security system, light/fan combination in living room.

Get in on the ground floor in Cochrane, one of the fastest growing communities in Canada. This appealing 1,586 sq. ft., two-storey townhome in the Heartland neighbourhood is a great first step toward that goal with 3 bdrms. and 3.5 baths. The charming front veranda faces west towards the Rockies and fantastic sunsets. The main level is an open floorplan with high ceilings; gleaming, refinished, hardwood floors and a roomy, cheerily lit living room/dining room combo. The kitchen has a ton of cabinet space plus a breakfast bar with new sink and faucet, quartz countertops, tiled backsplash and stainless appliances (new dishwasher). A renovated half bath completes the main floor. New flooring recently upgraded on second level includes a sunny primary bedroom with a large closet and convenient 3 pc. ensuite. Two additional bedrooms share a 4 pc. bath plus a laundry room on this level makes laundry chores much more expedient. The basement is fully finished, with an added bath, an electric fireplace and includes various other amenities - a small freezer, bar fridge and wall mounted TV. The back yard, accessed through the kitchen, features rubberized groundcover that will not rot or mildew making for minimal yard work. It leads to a single, detached garage plus driveway providing parking for two vehicles. Gaining access to the rear of the property can be done via the back lane. This home is in close proximity to Highway 1A (Bow Valley Trail); Highway 22 (Cowboy Trail); the Bow River; schools – both elementary and high school; preschools; downtown shopping, restaurant and other amenities; playgrounds and a nearby green space. The townhome has been freshly painted and numerous upgrades have been made. If this is your first home or a home for your expanding family, it is an impeccable choice. Make an appointment for a viewing. You will be glad you

did.