

290 Clydesdale Way  
Cochrane, Alberta

MLS # A2166336



## \$699,900

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,951 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Front Yard, Garden, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Shelving unit in bonus room

**\*\* OPEN HOUSE SEPT 22 SUNDAY 1:00-3:00 \*\* STUNNING DETACHED HOME IN HEARTLAND, COCHRANE!** This beautifully upgraded home showcases custom styling and thoughtful enhancements throughout. It has an open concept main floor with a gorgeous kitchen and spacious family room. An oversized island, granite countertops, and upgraded stainless steel appliances are perfect for both cooking and entertaining. The kitchen also boasts modern light fixtures, cabinets extending to the ceiling, and a curable Silgranit sink, adding both style and functionality to the space. Continuing with the upgrades and tailored finishings, the primary bedroom features an eye catching accent wall, complemented by a custom wardrobe system in the walk in closet. The upstairs bonus room showcases another unique feature wall, offering additional living space perfect for a TV area, homework space or whatever else suits your household needs. The granite countertops continue into the upstairs bathrooms, further elevating the home's luxurious feel. Downstairs the fully finished basement provides flexible options, whether you're looking to add an extra bedroom, set up a home office, or create a workout area complete with ample storage options to tuck away the thing you don't always need. Outdoors, the property offers low maintenance landscaping, a fully fenced yard, and a spacious deck that is ideal for relaxing or entertaining with family and friends. The exterior rock work, extended above the garage with full rock pillars, adds striking curb appeal. Placed conveniently near paved pathways, parks and still within walking distance to the majestic Bow River. This home, with its seamless blends of style, functionality, and convenience, offer a modern living experience in Heartland that you will not find elsewhere.