

35 Clydesdale Crescent  
Cochrane, Alberta

MLS # A2166480



## \$524,900

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,532 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** window blinds

Welcome to your dream townhome with NO CONDO FEES and a double garage! This stunning, open-concept unit features three spacious bedrooms, including a luxurious primary suite with a full 4-piece ensuite adorned with quartz countertops. The main bath also boasts quartz countertops and is a full 4-piece bath. A conveniently located 2-piece powder room is tucked away on the main floor. Upstairs, you'll find a versatile den or office space near the landing and a conveniently situated laundry area. This beautiful home features laminate flooring on the main level, cozy carpet upstairs, and elegant tile in the bathrooms and front entrance. The high-quality kitchen is perfect for entertaining, equipped with premium cabinets, stainless steel appliances, quartz countertops, and a built-in pantry. The basement is partially finished awaiting your personal touch and is already roughed in for a bathroom. Outside, enjoy the double detached garage, a finished back deck, and a fenced yard, perfect for outdoor activities. Located in the fantastic neighborhood of Heartland with convenient shopping nearby, this home offers a quick 30 day possession. Don't miss out on this incredible opportunity to own a gorgeous townhome with all these amenities!