

# \$509,900 - 126 Clydesdale Way, Cochrane

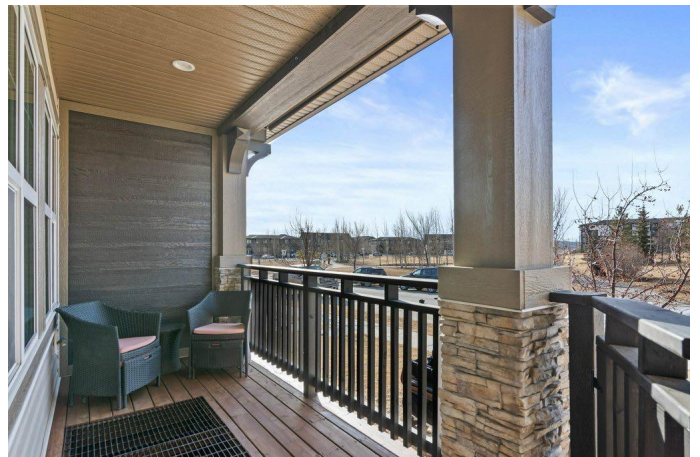
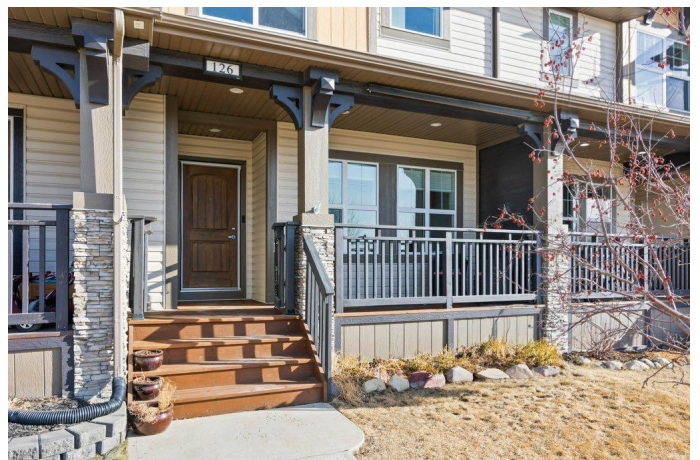
MLS® #A2198692

**\$509,900**

4 Bedroom, 4.00 Bathroom, 1,537 sqft  
Residential on 0.05 Acres

Heartland, Cochrane, Alberta

Welcome to this beautifully designed 4-bedroom, 4-bathroom townhome in Cochrane's up and coming Heartland community! Offering NO CONDO FEES, more than 2100 sq/ft of finished living, and an unbeatable location right across from a park, this home is perfect for families, professionals, and outdoor enthusiasts alike. Step inside to discover a bright, open-concept main floor featuring a modern kitchen with stainless steel appliances, and an eat up breakfast bar. Finished with hardwood flooring, the spacious living and dining areas are filled with natural light, creating a warm and inviting atmosphere. Upstairs, the primary suite boasts a private ensuite and walk-in closet, while two additional bedrooms share another full bathroom. There's even a small bonus room ideal for guests, a home office, or a playroom. The fully finished basement offers even more space, complete with a fourth bedroom, another full bathroom, and a recreation room perfect for a growing family! Other highlights of this home include a single attached garage, plenty of storage both in the basement and a secure storage room on the front porch, and a private backyard to enjoy year-round. Plus, with no condo fees, you get the benefits of townhome living without the extra costs! Located directly across from green space, you'll love the peaceful views and easy access to walking paths, parks, and shopping. With quick access to Calgary and the Rockies, this is an opportunity you don't want to miss!



Built in 2013

## Essential Information

MLS® #	A2198692
Price	\$509,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,537
Acres	0.05
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	126 Clydesdale Way
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0L6

## Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Playground, Private Entrance, Storage
Lot Description	Back Lane, City Lot, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	38
Zoning	R-MD

### **Listing Details**

Listing Office	Grassroots Realty Group
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.