

# \$534,000 - 215 Clydesdale Avenue, Cochrane

MLS® #A2203517

**\$534,000**

3 Bedroom, 3.00 Bathroom, 1,675 sqft

Residential on 0.06 Acres

Heartland, Cochrane, Alberta

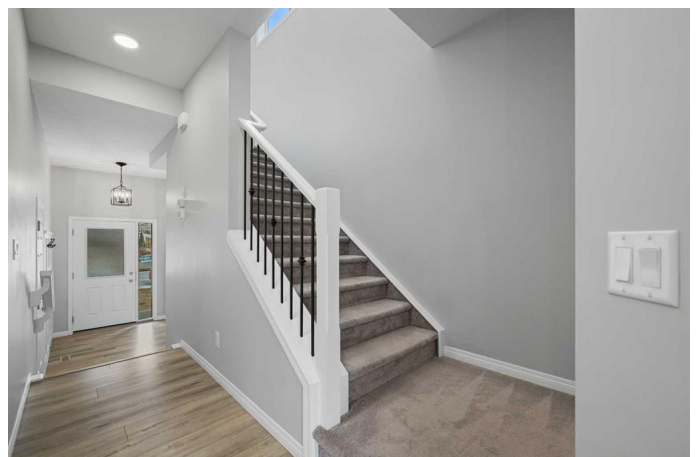
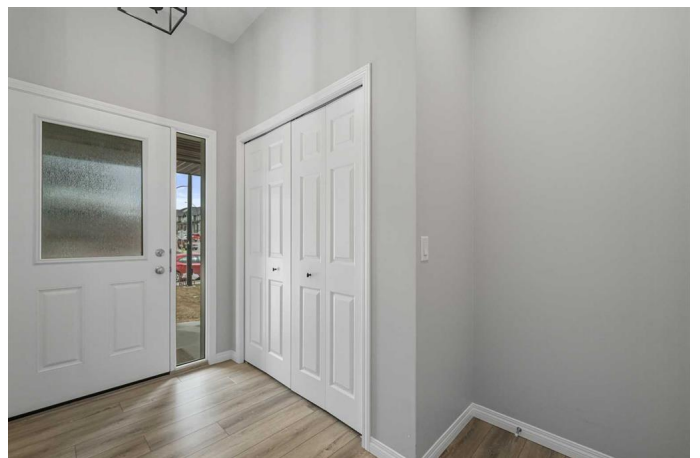
Get ready to fall in LOVE with this show-stopping, immaculately maintained semi-attached townhome â€” packed full of thoughtful upgrades and stylish finishes that are sure to impress from the moment you arrive!

This gorgeous 2-storey home offers 3 spacious bedrooms, 2.5 bathrooms, an upper-level bonus room, convenient upstairs laundry, and a fully landscaped front and back yard â€” perfect for relaxing or entertaining.

Step inside and instantly feel the warm, welcoming vibe of this thoughtfully designed home. The stunning front entry greets you with soaring 10' ceilings, a custom board and batten feature wall, and a sleek matte black chandelier that sets the tone for the rest of this modern beauty.

The heart of the home â€” the kitchen â€” is a true chefâ€™s dream! Featuring a full valance above the cabinets for a clean, seamless look, eye-catching matte black pendant lights over the island, and an upgraded stainless steel appliance package including a stylish chimney hood fan, built-in microwave, and under-mounted sink. Dimmable recessed lighting throughout the main floor lets you set the perfect mood for any occasion.

Love to entertain? Youâ€™ll swoon over the custom floor-to-ceiling board and batten



feature walls that wrap the cozy dining nook and fireplace – adding charm and character you won’t find anywhere else.

Head upstairs to your private retreat – a cozy bonus room with another custom feature wall, perfect for movie nights or a quiet reading nook. The spacious primary suite is bathed in natural light from THREE large windows and boasts a walk-in closet with its own window. The spa-inspired ensuite offers a beautiful walk-in shower with built-in seat and upgraded dual medicine cabinets for extra storage.

Two more generously sized bedrooms, a stylish 4-piece bath, and a well-designed laundry room with storage complete the upper level – making this the perfect layout for families.

Step outside and enjoy summer evenings in your fully landscaped backyard featuring a large deck with privacy wall – ideal for BBQs, morning coffee, or simply unwinding at the end of the day.

Perfectly situated in a family-friendly location, this home is just minutes away from schools, parks, playgrounds, restaurants, shopping, and the beautiful Bow River pathways – everything you need is right at your fingertips! This home truly has it ALL – style, comfort, and an unbeatable location! Don’t wait – come see it for yourself!

Built in 2020

**Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | A2203517  |
| Price     | \$534,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,675                  |
| Acres          | 0.06                   |
| Year Built     | 2020                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 215 Clydesdale Avenue |
| Subdivision | Heartland             |
| City        | Cochrane              |
| County      | Rocky View County     |
| Province    | Alberta               |
| Postal Code | T4C 2R1               |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer                                       |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |

|              |                                 |
|--------------|---------------------------------|
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 12              |
| Zoning         | R-MX            |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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