

# \$714,900 - 345 Clydesdale Way, Cochrane

MLS® #A2221556

**\$714,900**

3 Bedroom, 4.00 Bathroom, 1,931 sqft

Residential on 0.09 Acres

Heartland, Cochrane, Alberta

Welcome to your dream home in the vibrant community of Heartland, Cochrane! This fully finished detached home offers over 2,600 sq ft of beautifully designed living space, featuring 3 bedrooms, 2 full baths, and 2 half bathsâ€”perfect for families of all sizes.

Step inside to discover a bright, open-concept main floor with upgraded cabinetry, stainless steel appliances, granite countertops and a spacious walk-in pantry, and large windows that fill the space with natural light. Upstairs, youâ€™ll find a bonus room with vaulted ceilings and skylights, creating a warm and inviting atmosphere. The primary suite is a true retreat with vaulted ceilings, a luxurious 5-piece ensuite including a soaker tub, separate shower, double vanity with quartz countertops, and a generous walk-in closet.

The upper floor laundry adds everyday convenience, while the fully developed basement includes a large flex space perfect for a home gym, office, or rec room.

Outside, enjoy the fully landscaped yard complete with a stunning custom pergola, lush gardens, and a spacious patio ideal for entertaining or relaxing. This home is equipped with Gem Stone Lighting adding to its quality finishings.

Located just steps from parks, playgrounds, schools, the Bow River pathway, and local



shopping, this home also offers quick access to Calgary and the Rocky Mountainsâ€”making it the perfect blend of comfort, style, and convenience.

This home is move-in ready and waiting for you to enjoy!

Built in 2016

**Essential Information**

MLS® #	A2221556
Price	\$714,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,931
Acres	0.09
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	345 Clydesdale Way
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C2M3

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener
# of Garages	2

**Interior**

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Master Downstairs, Skylight(s), Track Lighting
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Other
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 21st, 2025
Days on Market	9
Zoning	R-LD

## Listing Details

Listing Office	Real Broker
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