

# \$699,000 - 233 Clydesdale Way, Cochrane

---

MLS® #A2204115

**\$699,000**

3 Bedroom, 3.00 Bathroom, 2,190 sqft

Residential on 0.10 Acres

Heartland, Cochrane, Alberta

Nestled in the young and thriving community of Heartland in Cochrane, this stunning 3-bedroom, 2.5-bathroom home sits on a spacious corner lot, offering both curb appeal and functionality. With approximately 2,200 sqft of thoughtfully designed living space, this home features high ceilings, including striking vaulted ceilings, creating an open and airy atmosphere.

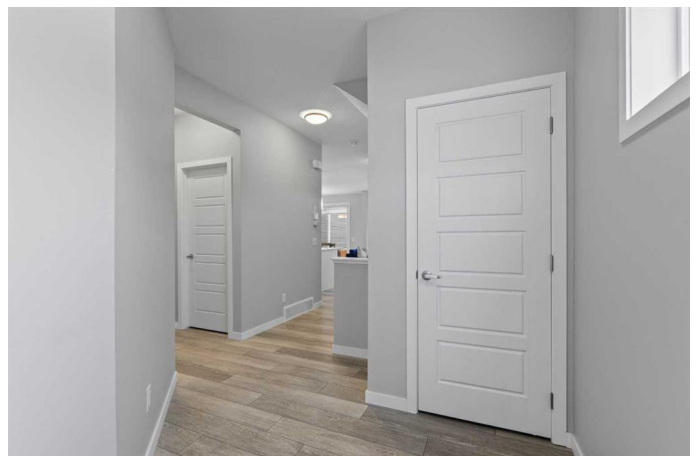
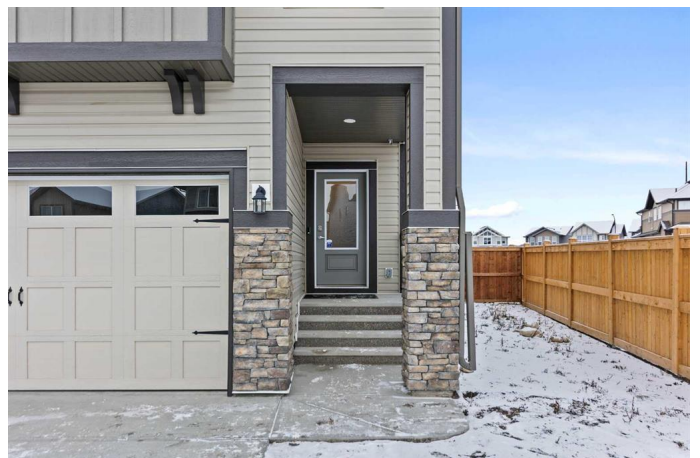
The modern layout includes a separate side entrance, adding versatility for potential future development or a private workspace. The generously sized bedrooms provide comfort for the whole family, while the primary suite offers a peaceful retreat with its own ensuite bath.

Located in an ideal setting, this home is within walking distance to parks, schools, and local amenities, with easy access to major highways for a quick commute. Experience the perfect blend of small-town charm and urban convenience in one of Cochrane's most sought-after neighborhoods.

Don't miss this incredible opportunity—schedule your private showing today!

Built in 2023

## Essential Information



MLS® #	A2204115
Price	\$699,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,190
Acres	0.10
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	233 Clydesdale Way
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2V6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard
Roof	Asphalt Shingle
Construction	Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 19th, 2025
Days on Market	30
Zoning	R-LD

### **Listing Details**

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.