

# \$699,900 - 345 Clydesdale Way, Cochrane

MLS® #A2221556

**\$699,900**

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          | \$699,900   |
| 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 | 15             |
| Zoning         | R-LD           |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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.