\$519,999 - 38 Clydesdale Crescent, Cochrane

MLS® #A2215060

\$519,999

3 Bedroom, 3.00 Bathroom, 1,425 sqft Residential on 0.06 Acres

Heartland, Cochrane, Alberta

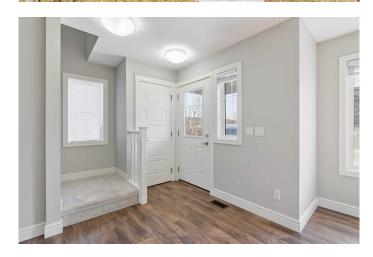
Step into easy living in this immaculate corner lot duplex with NO CONDO FEES!, complete with a highly desirable double detached garage. This home has been professionally cleaned and is ready for its next owners with immediate possession. From the moment you enter, you'll appreciate the bright and airy open-concept layout enhanced by stylish laminate flooring. The heart of the home is the stunning kitchen, featuring a flush quartz island, sleek stainless steel appliances, pantry, and chic grey and white cabinetry â€" a timeless contemporary design. Sunlight streams through large main floor windows and a side window, creating a warm and inviting atmosphere. A convenient powder room completes this level.

Upstairs, retreat to the spacious master suite with a walk-in closet and a private 4-piece ensuite bathroom. Discover a versatile flex area – perfect for a home office, reading nook, or kids' play zone. Two additional well-sized bedrooms, another 4-piece bathroom, and a convenient laundry room with front-load washer and dryer add to the functionality of this floor. The untapped potential of the basement, with its bathroom rough-in, awaits your personal touch.

Outside, enjoy your private deck and a fenced yard backing onto a paved lane – ideal for relaxation and entertaining. The double detached garage provides secure parking and







extra storage. Enjoy the convenience of being within easy walking distance of a large community playground and just moments from local amenities like a gas station, convenience store, pizza place, daycare, and Tim Hortons. Plus, adventure awaits with easy access to the majestic Rocky Mountains. This isn't just a home; it's a lifestyle waiting to be embraced!

Built in 2019

Essential Information

MLS® # A2215060 Price \$519,999

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,425 Acres 0.06 Year Built 2019

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 38 Clydesdale Crescent

Subdivision Heartland City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C2S5

Amenities

Parking Spaces 2

Parking Double Garage Detached, Garage Door Opener, On Street

of Garages 2

Interior

Interior Features Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters,

Recessed Lighting, Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan,

Washer/Dryer Stacked, Window Coverings, Gas Water Heater

Heating Boiler, Forced Air, ENERGY STAR Qualified Equipment

Cooling Window Unit(s)

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Corner Lot, Cul-De-Sac, Lawn

Roof Asphalt Shingle

Construction Concrete, Mixed, Vinyl Siding, Wood Frame, Post & Beam

Foundation Poured Concrete

Additional Information

Date Listed April 30th, 2025

Days on Market 9

Zoning R-MX

Listing Details

Listing Office Grand Realty

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