



ID# 10698
 MLS®# C4262649

\$419,900

**Heartland
 313 Clydesdale Way
 Cochrane**

Single Family
 2-Storey
 Year Built:2017

3 Bedrooms 3 Bathrooms 1,923 Square Feet

For additional information on this listing please call the Listing REALTOR® at:

403-629-8229

Property Highlights

IMMACULATE 2-storey home in LIKE NEW condition! This "Kirkwood" model by Excel built in 2017 offers excellent upgrades & IDEAL location on a quiet street & short walk to the future school. Beautifully finished w/ 9' CEILING on the main level & top down/bottom up blinds! Bright foyer opens to a generous great room & spacious dining area. Gorgeous kitchen offers tall quality cabinets w/ crown moulding, tile backsplash, STAINLESS appliances, & large island w/ extended stool bar. Private 2-pce main bath & great mudroom! Upstairs, a large bonus room & convenient upper laundry room. SPACIOUS master suite has a 5-pce ensuite w/ dual sinks, glass shower, & SEPARATE soaker tub plus a walk-in closet. Two great sized kids' rooms & a 4-pce bath w/ soaker tub/shower combo. Unfinished basement for further development potential with roughed-in plumbing...

A FULL DESCRIPTION OF THIS PROPERTY, CAN BE VIEWED ONLINE AT RHINOREALTY.COM/?ID=10698



This Flat Fee Full Service client is fully represented by rhinorealty at all times throughout the sale of this property, including all offers and negotiations. If you have viewed this property with your agent, or one of our REALTORS®, and now wish to submit an offer, please contact (or have your agent contact) the listing REALTOR® directly at 403-629-8229.

All information is believed to be accurate, but is not guaranteed. Property information should be verified by the buyer and/or buyer's agent.



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PROPERTY DETAILS

\$419,900

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313 Clydesdale Way
Cochrane, AB T4C 2P1

GENERAL DETAILS

Community: Heartland
Property Type: Single Family
Style: 2-Storey, detached
Year Built: 2017
of Finished Levels: 2
Sq Ft Above Grade: 1923
Total Dev'pd Sq Ft: 1923
Front Windows Face: North
Back Yard Faces: South

EXTERIOR

Exterior Finish: stone, vinyl siding
Foundation: Concrete
Roof: Asphalt
Parking Type: double attached
Total # of Parking Spots: 2
Location Attributes: fenced, fully landscaped, shopping nearby, playground nearby
Yard and Exterior Features: patio, landscaped, fully fenced
Acreage Features: municipal water

INTERIOR

Bedrooms: 3 total; 3 above grade
Bathrooms: one 2-piece; one 4-piece; one 5-piece; one is an ensuite

Rooms	Level	Size Feet	Size Metres
Great Room	Main Floor	12.8x11.8	3.9x3.6
Dining Room	Main Floor	11.8x9.8	3.6x3.0
Kitchen	Main Floor	17.2x11.5	5.25x3.5
Bonus Room	Upper Floor(s)	13.5x12.8	4.1x3.9
Master Bedroom	Upper Floor(s)	12.8x12.5	3.9x3.8
Bedroom	Upper Floor(s)	12.5x8.9	3.8x2.7
Bedroom	Upper Floor(s)	12.5x8.9	3.8x2.7
Laundry Room	Upper Floor(s)	6.4x5.6	1.95x1.7

Basement: full, unfinished, roughed-in plumbing
Flooring: linoleum, carpet
Heating: 1 Forced Air Furnace
Heat Fuel: Natural Gas
Included Items: refrigerator, electric stove, microwave/hoodfan, washer, dryer, dishwasher, garage opener & controls, all window coverings
Interior Features: 9ft ceilings, stainless steel appliances, roughed-in central vacuum, high efficiency furnace, no animals, no smoking

LEGAL, TAXES & FEES

Lot Dimensions	Feet	Metres
Lot Width at Front	31.0	9.46
Lot Width at Rear:	33.9	10.34
Lot Depth (Average):	109.4	33.36
Lot Area:	3810.5	354

Lot Shape: Pie
Property Taxes: \$2942, Annual



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