

\$499,100 - 100 Clydesdale Way, Cochrane

MLS® #A2241701

\$499,100

3 Bedroom, 3.00 Bathroom, 1,524 sqft

Residential on 0.08 Acres

Heartland, Cochrane, Alberta

Beautiful 2-Storey Corner Lot Home in the Desirable Community of Heartland. Welcome to this stunning attached 2-storey home situated on a premium corner lot in the sought-after community of Heartland. This beautifully maintained property offers exceptional curb appeal, featuring a charming front porch and an abundance of natural light thanks to extra side windows throughout. The main floor boasts 9 ft ceilings, an open-concept layout, and a gorgeous upgraded kitchen with rich maple cabinetry, high-end stainless steel appliances, granite countertops, a massive granite center island, under cabinet lighting and two pantries. The cozy living room features a central gas fireplace, and the adjacent dining area with patio doors that opens to the deck, which leads down to a concrete patio and private, fully landscaped backyard. Upstairs, you'll find a spacious bonus room, three generously sized bedrooms, and two full bathrooms. The primary suite offers a private ensuite bathroom, while the additional full bathroom serves the secondary bedrooms. Completing the property is an oversized attached single garage (insulated and drywalled) and a large rear parking pad for extra parking. Great curb appeal with front porch. Located just steps from parks, walking and biking paths, and local amenities, this home offers the perfect blend of comfort and convenience. No condo or HOA fees—you own the land and the freedom that comes with it! This home truly stands out with



pride of ownership throughout and shows exceptionally well. Don't miss your chance to own this incredible property in a fantastic location—a must-see!

Built in 2016

Essential Information

MLS® #	A2241701
Price	\$499,100
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,524
Acres	0.08
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	100 Clydesdale Way
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0L6

Amenities

Parking Spaces	2
Parking	Additional Parking, Garage Door Opener, Single Garage Attached, Driveway, Garage Faces Rear
# of Garages	1

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows
-------------------	--

Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings, Freezer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Level, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 21st, 2025
Days on Market	21
Zoning	R-MD

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

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