\$643,900 - 308 Clydesdale Avenue, Cochrane

MLS® #A2206776

\$643,900

4 Bedroom, 4.00 Bathroom, 1,628 sqft Residential on 0.08 Acres

Heartland, Cochrane, Alberta

This beautifully finished home offers a modern layout with thoughtful upgrades throughout. The main floor features a neutral palette, luxury vinyl plank flooring, south-facing windows, a half bath, and a mudroom with yard access. The kitchen boasts quartz countertops, a 4-seater island, full-height cabinetry, tile backsplash, and stainless steel appliances, flowing into a spacious dining area, flex space, and living room.

Upstairs you'll find three bedrooms, two full baths, and a laundry room with extra storage and a folding counter. The primary suite fits a king bed, and includes a walk-in closet and 4-piece ensuite. The additional bedrooms accommodate double beds and offer generous closet space.

The finished basement includes a wet bar, full bath with tiled shower, bedroom, den, and luxury vinyl flooring throughoutâ€"no carpet! There's also potential to suite the basement (If all permitting and approvals are obtained from the Town of Cochrane). All closets feature custom wood shelving for optimal storage.

A double detached garage sits at the back, with extra space for a car, trailer, or boat.

Located close to shops, restaurants, Heartland Park, and playgrounds, this home offers comfort, style, and convenience in a family-friendly neighbourhood.







Essential Information

MLS® # A2206776 Price \$643,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,628 Acres 0.08 Year Built 2021

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 308 Clydesdale Avenue

Subdivision Heartland City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 3B2

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Closet Organizers, No Animal Home, No Smoking Home, Open

Floorplan, Quartz Counters, See Remarks, Vinyl Windows

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Central, Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Other

Lot Description Back Yard, Front Yard, Landscaped, See Remarks

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed April 2nd, 2025

Days on Market 8

Zoning R-MX

Listing Details

Listing Office Royal LePage Benchmark

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