

# \$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 throughout—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.



Built in 2021

## 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	Forced Air, Central
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	23
Zoning	R-MX

**Listing Details**

Listing Office	Royal LePage Benchmark
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