



## 17 Clydesdale Place Cochrane Alberta

\$469,900

\* Open House Saturday Feb 22, 2pm to 4pm \* Nestled in West-End community of Heartland in Cochrane, desirable west end, this beautiful 3-bedroom townhouse offers the perfect combination of modern living in a fantastic location and NO Condo Fees. Walking distance to the river and just steps from a playground, it's an ideal home for families and outdoor enthusiasts alike. Inside, enjoy hardwood floors throughout the main level. The kitchen is very functional, and fully equipped including a corner pantry. A half bathroom and laundry are also conveniently located on this floor. The spacious primary bedroom features a walk-in closet for ample storage, and plenty of natural light. Step outside to a fully fenced backyard, and large wood deck, ready for BBQ and entertaining this summer. The covered front porch brings charm to the entrance, and a nice sitting area. The basement is ready for your personal touch, complete with a roughed-in bathroom plumbing, offering many possibilities for future development. The double detached garage is a standout feature that is insulated with drywall, and two 220-volt outlets - perfect for a workshop. NOTE: The property was freshly painted throughout, with new carpeting installed on February 21st, this home is move-in ready. Don't miss the chance to make it yours! (id:6769)

Kitchen 11.25 Ft x 10.83 Ft  
Dining room 10.50 Ft x 8.00 Ft  
Foyer 6.92 Ft x 5.25 Ft  
Living room 13.50 Ft x 10.83 Ft  
Laundry room 5.25 Ft x 3.00 Ft

2pc Bathroom 5.25 Ft x 4.42 Ft  
Primary Bedroom 13.58 Ft x 10.83 Ft  
Bedroom 10.08 Ft x 9.17 Ft  
Bedroom 9.42 Ft x 9.17 Ft  
4pc Bathroom 7.83 Ft x 6.83 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.lesliemethot.ca/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
[arobinson@cirrealty.ca](mailto:arobinson@cirrealty.ca)