# \$579,900 - 392 Heartland Way, Cochrane

MLS® #A2201663

## \$579,900

3 Bedroom, 3.00 Bathroom, 1,815 sqft Residential on 0.10 Acres

Heartland, Cochrane, Alberta

Living in Heartland means being close to everything with easy access to Ghost Lake, Calgary, the mountains of Canmore and Banff, plus the benefit of living in one of Cochrane's newest family friendly communities. Open layout with large windows, laminate floors, new LG stainless kitchen appliances, quartz countertops, pantry, electric fireplace, built-in bench at front entrance, rear deck, detached double garage, large bathrooms, upper floor laundry and bonus room. Spacious primary bedroom has a walk-in closet, double sink ensuite with tub / shower, ceramic tile surround. This newly built home offers impressive design inside and out and is conveniently situated on a corner lot to afford you more privacy and square footage for parking, or storage, or yard space. An additional side entrance allows for the potential of a future basement suite. Schedule a viewing to personally appreciate all that this property and neighbourhood have to offer. The builder (Akash Homes) has completed the stonework at front of house and the home is ready for occupancy now. Fencing has been installed on both sides of the property.





Built in 2025

## **Essential Information**

MLS® # A2201663 Price \$579,900 Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,815

Acres 0.10

Year Built 2025

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 392 Heartland Way

Subdivision Heartland City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 3E5

#### **Amenities**

Amenities Park, Playground, Trash

Parking Spaces 3

Parking Alley Access, Double Garage Detached, Parking Pad

# of Garages 2

#### Interior

Interior Features Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry,

Quartz Counters, Separate Entrance, Sump Pump(s), Vinyl Windows

Appliances Dishwasher, Electric Range, Electric Water Heater, Garage Control(s),

Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes

Basement Full, Exterior Entry, Unfinished

#### **Exterior**

Exterior Features Other

Lot Description Rectangular Lot, Corner Lot,

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, C

Foundation Poured Concrete

### **Additional Information**

Date Listed March 12th, 2025

Days on Market 217 Zoning R2

HOA Fees 20

HOA Fees Freq. ANN

# **Listing Details**

Listing Office MaxWell Canyon Creek

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

