

# \$607,500 - 392 Heartland Way, Cochrane

MLS® #A2201663

**\$607,500**

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. The fence has now been installed on the east side of the property.



Built in 2025

## Essential Information

MLS® # A2201663

Price \$607,500

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	Trash, Playground, Park
Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Parking Pad
# of Garages	2

### Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Built-in Features, Pantry, Sump Pump(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Electric Range, Electric Water Heater, Humidifier
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Electric
Has Basement	Yes
Basement	Full, Unfinished, Exterior Entry

Exterior

Exterior Features	Other
Lot Description	Corner Lot, Level, Rectangular
Roof	Asphalt Shingle
Construction	Vinyl Siding, Cement Fiber Board
Foundation	Poured Concrete



Additional Information

Date Listed	March 12th, 2025
Days on Market	152
Zoning	R2
HOA Fees	20
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Canyon Creek
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