# **\$675,000 - 225 Heartland Way, Cochrane**

MLS® #A2228014

## \$675,000

3 Bedroom, 4.00 Bathroom, 1,936 sqft Residential on 0.09 Acres

Heartland, Cochrane, Alberta

Welcome to this beautifully maintained home in the family friendly community of Heartland! Built in 2013, this FULLY FINISHED home with a south-facing, well-treed backyard complete with a DOUBLE DECK is perfect for outdoor entertaining or relaxing in privacy.

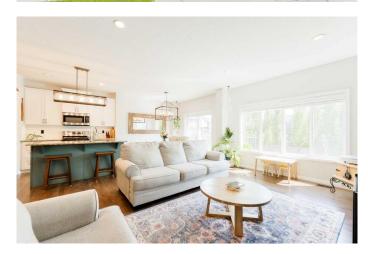
The bright, WHITE kitchen features GRANITE COUNTERTOPS, an ISLAND with BREAKFAST BAR seating, stainless steel appliances, and a CORNER PANTRY. The open-concept main floor is finished with rich HARDWOOD and TILE flooring, and the cozy living room is anchored by a GAS FIREPLACE with STONE SURROUND and a MANTLE. A functional MUDROOM, separated by a convenient half bath, adds to the thoughtful layout.

Upstairs, you'll find a VAULTED-CEILING BONUS ROOM, 3 spacious bedrooms (including the primary bedroom) that are set apart from the bonus room, 4-piece guest bathroom and a laundry room. The primary retreat boasts a 5-piece ENSUITE with DUAL VANITIES, a SOAKING TUB, a separate shower, and a WALK-IN CLOSET.

The FULLY FINISHED BASEMENT offers a LARGE FAMILY ROOM, a handy MURPHY BED for guests, ample storage, and a 3-piece bathroom with a shower. Additional features include air conditioning, a water softener, and great curb appeal.







Located near parks, pathways, and quick access to amenitiesâ€"this home truly has it all!

#### Built in 2013

### **Essential Information**

MLS® # A2228014 Price \$675,000

Bedrooms 3

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,936 Acres 0.09 Year Built 2013

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 225 Heartland Way

Subdivision Heartland City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 0M6

## **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, Pantry,

Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove,

Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Mantle, Stone

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Back Yard, Landscaped, Treed

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 6th, 2025

Days on Market 9

Zoning R-LD

## **Listing Details**

Listing Office eXp Realty

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