# \$599,900 - 134 Appaloosa Crescent, Cochrane

MLS® #A2249575

### \$599,900

3 Bedroom, 3.00 Bathroom, 2,040 sqft Residential on 0.09 Acres

Heartland, Cochrane, Alberta

Home awaits in one of Cochrane's newest communities, Heartland! With tree-lined streets, mountain views, parks and pathways and naturalized amenities, you can have it all! Step inside our Otis-24 model. With over 2000 SQFT of living space, open to below concept with railing, the Otis-Z is built with your growing family in mind. This single-family home features 3 bedrooms, 2.5 bathrooms and an expansive walk-in closet in the primary bedroom with 5 piece ensuite with double vanity, separate tub and shower. Enjoy extra living space on the main floor with the laundry room and den on the second floor. The SEPARATE ENTRANCE, open to below, 9-foot ceilings, electric fireplace and quartz countertops throughout blends style and functionality for your family to build endless memories. The back deck also include aluminum railings. \*\*PLEASE NOTE\*\* PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO **AVAILABILITY/CHANGES WITHOUT** NOTICE\*\* MOVE IN BEFORE SPRING!

Built in 2025

#### **Essential Information**

MLS® # A2249575 Price \$599,900

Bedrooms 3







Bathrooms 3.00 Full Baths 2

Half Baths 1

Square Footage 2,040 Acres 0.09 Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 134 Appaloosa Crescent

Subdivision Heartland City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 3L6

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features See Remarks
Appliances See Remarks

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Exterior Entry, Unfinished

#### **Exterior**

Exterior Features None

Lot Description See Remarks
Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 18th, 2025

Days on Market 78

Zoning See Remarks

## **Listing Details**

Listing Office Century 21 All Stars Realty Ltd.

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