

# \$649,900 - 312 Heartland Way, Cochrane

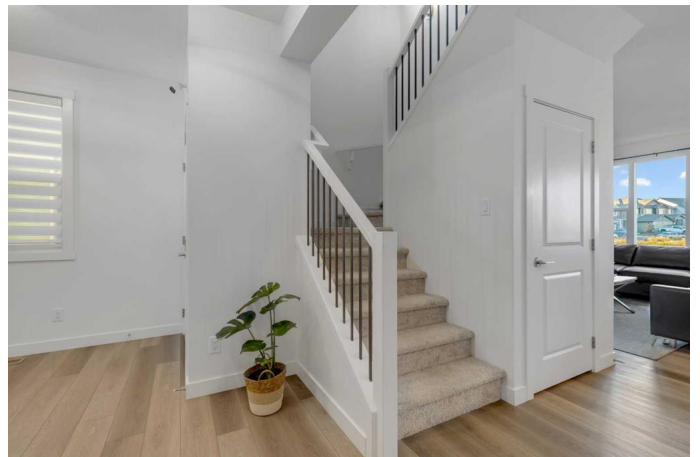
MLS® #A2184273

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,858 sqft  
Residential on 0.08 Acres

Heartland, Cochrane, Alberta

Newer detached residence across from park in a developed Cochrane community built by 'Daytona Homes' - crafting award winning homes for 30+ years. Featuring: 3 bed/2.5bath + Bonus room, quartz counters throughout, luxury ensuite with walk-in shower, upgraded full size kitchen, built-ins & more all in 'Heartland' - offering a short commute from Calgary, Rocky Mountains, close to Ghost Lake and Canada's best National Parks. Step inside to a large open floor plan, with gorgeous LVP floor throughout the main. The living, dining and kitchen connect seamlessly to create a modern atmosphere. Pair that with large windows spanning across, sliding patio doors, and high ceilings for ultimate comfort and extra sunlit interior space. **KITCHEN FEATURES:** Bright white cabinetry (to ceiling), SS appliance package, Range hood (tile upgrade to ceiling), built in microwave, under-mount sink, pantry, eating island, quartz counters, plenty of storage space & more. The main is complete with mud room w/ built ins, and a half bath. Upstairs has generous bonus room, a perfect additional space to have. Along with 3 bedrooms. The primary bedroom featuring: good size room, large walk-in closet, and ensuite that has quartz counters, double vanity, walk-in shower and toilet. The two additional bedrooms are good size. The upper is complete with another full bath, and laundry room. Basement is an open canvas awaiting your creative ideas. This residence has a lot to offer in a desirable location in Cochrane,



making it a great choice for your place to call home. Book your viewing today before, it's gone.

Built in 2022

### Essential Information

MLS® #	A2184273
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,858
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	312 Heartland Way
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	t4c0x2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	December 21st, 2024
Days on Market	82
Zoning	R-MX

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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