

# \$619,900 - 392 Heartland Way, Cochrane

MLS® #A2201663

**\$619,900**

3 Bedroom, 3.00 Bathroom, 1,815 sqft

Residential on 0.10 Acres

Heartland, Cochrane, Alberta

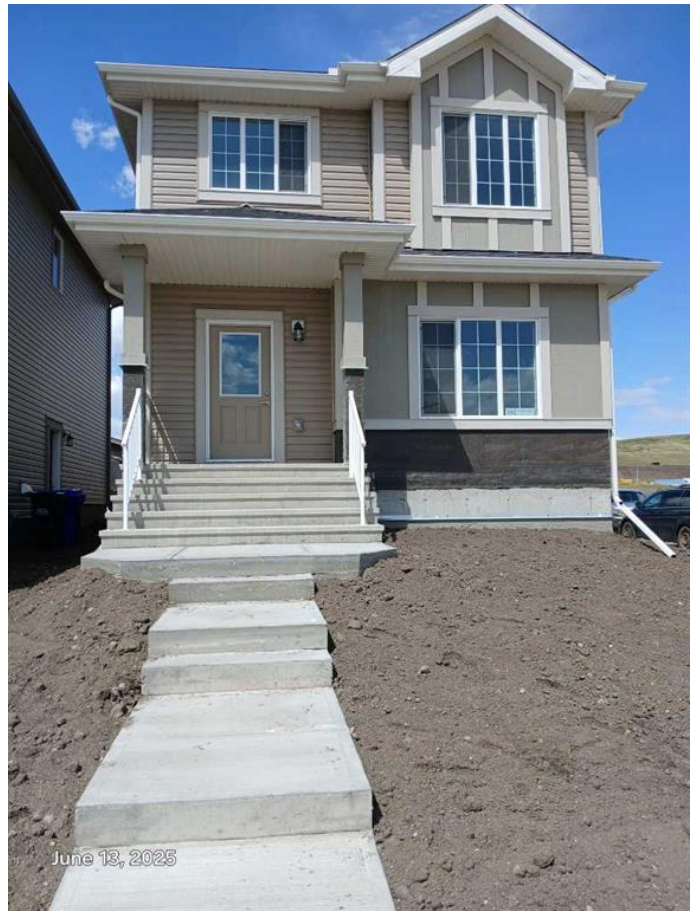
Living in Heartland means being close to everything with easy access to Ghost Lake, Calgary, the mountains of Canmore and Banff, plus the benefit of living in one of Cochrane's newest family friendly communities. Open layout with large windows, laminate floors, new LG stainless kitchen appliances, quartz 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. There are a few seasonal items which the builder (Akash) will complete (final grading and stonework at front of house), but the home is ready for occupancy now. Developer to provide the fence on the east side of the property.

Built in 2025

## Essential Information

MLS® #

A2201663



|                |             |
|----------------|-------------|
| Price          | \$619,900   |
| 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          | Exterior Entry, Full, Unfinished                                                                                                          |

Exterior

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



Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 100              |
| Zoning         | R2               |
| HOA Fees       | 20               |
| HOA Fees Freq. | ANN              |

Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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