



**GRASSROOTS**  
REALTY GROUP

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**17 Appaloosa Crescent**  
**Cochrane, Alberta**

**MLS # A2217546**



**\$619,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Heartland   |               |                  |
| <b>Type:</b>     | Residential/House                                   |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 2,032 sq.ft.  | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                              |               |                  |
| <b>Lot Size:</b> | 0.09 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Interior Lot, Rectangular Lot |               |                  |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bathroom Rough-in, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s) |                   |      |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

17 Appaloosa Crescent, a well-appointed home offering just over 2,000 square feet of thoughtfully designed living space in the growing and scenic town of Cochrane. Built by Daytona Homes, this residence combines modern comfort with a layout that delivers both function and style, perfectly suited for families or anyone looking for a little more breathing room just outside the city. Step inside and you're immediately welcomed by a bright foyer that sets the tone for what's to come. Just off the entrance, a two-piece bathroom is conveniently placed for guests, and around the corner, a mudroom off the double attached garage helps keep the everyday clutter tucked away. A walk-through pantry connects directly into the kitchen, adding ease and efficiency to grocery runs and meal prep. At the heart of the home, the kitchen features a large central island, ideal for casual meals, baking days, or catching up over coffee. It flows effortlessly into the great room, anchored by an electric fireplace, and the nook at the back of the home, creating a comfortable, open-concept living space that feels welcoming from every angle. Large windows fill the area with natural light, making this main floor feel bright and spacious throughout the day. Upstairs, you'll find two well-sized bedrooms tucked at the back of the home, sharing a four-piece bathroom and conveniently located near the dedicated laundry room. A bonus room offers flexibility at the center of the upper level—use it as a media space, playroom, or reading lounge. The primary suite sits quietly at the front of the home, providing a relaxing escape complete with a five-piece ensuite featuring dual sinks and a separate shower, as well as a large walk-in closet with more than enough space for everything to stay organized. Located in a quiet crescent in one of Cochrane's newest communities, 17 Appaloosa Crescent offers

that ideal balance of peaceful small-town living and close access to parks, trails, schools, and everyday amenities. Built by Daytona Homes, known for their attention to detail and commitment to quality, this home checks all the right boxes and then some. Book your private showing today and come see why this one is the the perfect fit.