



GRASSROOTS
REALTY GROUP

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**430 Heartland Way
Cochrane, Alberta**

MLS # A2217577

\$589,900



Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,508 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Rectangular Lot		

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

Inclusions: N/A

Welcome to 430 Heartland Way in Cochrane, a bright and inviting home offering over 1,500 square feet of well-designed living space in the desirable community of Heartland. Built by Daytona Homes, this property combines comfort, flexibility, and value, perfect for first-time buyers, young families, or those looking to downsize without compromising on quality. As you step through the front door, you're welcomed into a charming foyer that sets the tone for the home's warm and open layout. To your left, a comfortable great room offers the perfect space to relax or entertain, with natural flow into the kitchen and rear dining nook. Whether you're cooking up a weeknight dinner or gathering with friends, the open-concept design keeps everyone connected. At the back of the main floor, a two-piece bathroom and convenient storage space add practical touches that make daily living easier. Upstairs, the thoughtful layout continues with a flex space at the top of the stairs, ideal for a cozy reading corner, a homework station, or even a small office setup. The primary bedroom is tucked privately at one end, complete with a four-piece ensuite and a walk-in closet, offering a peaceful retreat from the rest of the home. Two additional bedrooms sit at the other end of the floor and share their own four-piece bathroom, with a dedicated laundry room placed right between them for added convenience and efficiency. Downstairs, the undeveloped basement offers a blank canvas for future expansion, already equipped with a bathroom rough-in, giving you the freedom to customize the space however you like, whether it's a guest suite, media room, or home gym. A side entrance opens up the possibility of future legal suite development, offering flexibility and long-term potential. While this home does not currently include a garage, a rear parking pad is already in place, leaving

room for future development to suit your needs. Located in the growing community of Heartland, known for its beautiful views, family-friendly streets, and quick access to Cochrane’s amenities, 430 Heartland Way delivers more than just a comfortable layout, it’s a smart investment in a thriving neighborhood. Book your showing today and see how this home could fit your life, now and in the future.