



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**125 Heartland Street
Cochrane, Alberta**

MLS # A2226117



\$515,000

Division:	Heartland		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,533 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Carport, Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Pantry		

Inclusions:	N/A
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Welcome to this beautifully designed 3-bedroom, 2.5-bath home in Cochrane’s newest community, featuring over 1,500 sq ft of developed space and upscale finishes throughout. The open-concept main floor offers Luxury Vinyl Plank flooring, a bright living and dining area, and a stylish rear kitchen with quartz countertops, walk-in pantry, and large breakfast bar. Upstairs you'll find a spacious primary suite with triple-pane windows, walk-in closet, and a 4-pc ensuite. Two additional bedrooms, a 4-pc bath, upstairs laundry (washer & dryer included), and a versatile flex space complete the upper level. Enjoy a fully landscaped, west-facing backyard that backs onto a paved lane—perfect for outdoor living. The basement features a 3-pc rough-in, ready for your future development. Stunning curb appeal with an inviting front porch and modern exterior inspired by urban architecture. Move-in ready with high-end details, durable materials, and a thoughtful layout—don’t miss this opportunity!