



GRASSROOTS
REALTY GROUP

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**305 Heartland Crescent
Cochrane, Alberta**

MLS # A2231823



\$504,900

Division:	Heartland		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,400 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Smoking Home, Vinyl Windows		

Inclusions: Window Coverings, T.V. Bracket in Living Room, Attached Shelving on eith side of fireplace in Living Room

Welcome Home – Where Style Meets Comfort in the Heart of a Family-Friendly Community. From the moment you step inside, this thoughtfully designed 2-storey home welcomes you with warmth and appeal. The open-concept main floor is made for making memories – whether you're hosting family gatherings or enjoying quiet moments by the cozy fireplace – cuddle up. At the heart of the home is a pearly white kitchen, where culinary creations come to life. It features stainless steel appliances, granite countertops, and a breakfast bar where guests can pull up a stool to join the conversation – or where the little ones can enjoy their morning toast. BONUS* the Chalkboard wall adds a FUN, CREATIVE touch–perfect for kids' drawings, family messages, or daily inspiration! High-end laminate flooring flows throughout the main level, complemented by 9' ceilings that create an airy, welcoming feel. From the dining nook, sliding doors open to your sunny southwest-facing backyard – a true outdoor haven. Host summer barbecues, sip your morning coffee, or unwind with a glass of wine while taking in the stunning Alberta sunsets from your private deck. The fully landscaped front and back yards, with plenty of room for kids or pets to play, mean all that’s left to do is relax and enjoy. Upstairs, the home continues to impress with three generous bedrooms, including a serene primary retreat complete with a walk-in closet and a private 3-piece ensuite with a walk-in shower – your peaceful escape at the end of the day. A convenient upper-level laundry room with added storage and a stylish 4-piece main bath serve the additional bedrooms with ease. Downstairs, the unfinished basement offers endless potential – ready for your personal touch, whether it's a home gym, media room, play space, extra living area or

oops...another bedroom;). GREEN CERTIFIED—this home is as functional as it is charming, with thoughtful upgrades like AIR CONDITIONING, triple-pane windows, a high-efficiency furnace, and an HRV system to keep your indoor environment comfortable year-round. Conveniently situated near parks, playgrounds, shopping, dining, and just a short jaunt to schools and the scenic Bow River pathways, this home checks all the boxes for modern family living. Whether you're relaxing indoors or enjoying the outdoors, this home is designed to suit your lifestyle — a perfect blend of function, beauty, and location. Come fall in love — your new chapter begins here.