

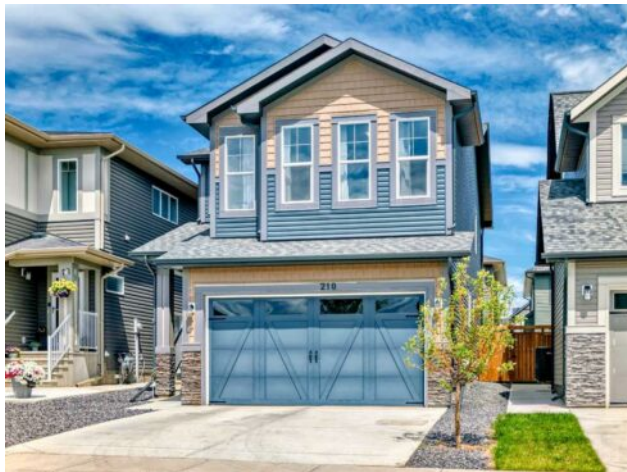


**GRASSROOTS**  
REALTY GROUP

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**210 Heartland Avenue  
Cochrane, Alberta**

**MLS # A2235652**



**\$675,000**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,248 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.83 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<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, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Wired for Sound		
<b>Inclusions:</b>	ceiling speakers		

WELCOME TO THIS WELL-PRICED HOME WITH OVER 2247 SQ FT UP, LIKE NEW WITH NO GST. Walking in, you will be delighted with the wide plank luxury flooring, high ceilings, all new blinds on the main floor and EXCELLENT FLOOR PLAN. There's a spacious entryway with a closet, a two-piece bath, and a convenient office space. Next is the open floor plan, featuring large windows and a stunning kitchen with a sleek design. There's a large island that seats 4, gas cooktop, wall oven and microwave, double door refrigerator with water and ice features, Pantry, quartz counters, everything you will need to entertain a large family. The dining area will accommodate your large table, and the spacious living room offers an electric fireplace and in-ceiling speakers. Upstairs there's a bonus room and a laundry room with shelving. The primary bedroom will accommodate your large furniture and features a spacious walk-in closet, an en-suite bathroom with dual vanities, a private water closet, a deep soaker tub, and quartz counters. The other two good-sized bedrooms both have walk-in closets, and the other 5-piece bathroom also features dual vanities, which is very rare, all with quartz upgrades. This home is situated in a newer, beautiful development, close to the park, and just minutes from shopping, eateries, a gas station, and the SLS Sports Complex, perfect for your family's fitness regime. Minutes to the 1A highway west to the mountains or head east for an easy commute to Calgary; close to old town Cochrane with its many shops and restaurants. The Environmental Reserve Ridge is close, with the future dog park located in the northeastern corner, and the planned Tot Lot along Heritage Boulevard. The community will also feature a future K-9 School site, adding to the family-friendly atmosphere and enhancing the overall quality of life for

residents. this home is priced to sell.