



GRASSROOTS
REALTY GROUP

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**129 Heartland Street
Cochrane, Alberta**

MLS # A2235809



\$562,000

Division:	Heartland		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,399 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	Garage Heater, All Lighting Fixtures Attached		

OPEN HOUSE SATURDAY JULY 19 11AM - 1PM | Welcome to this turn-key two-storey semi-detached home in the family-friendly community of Heartland! Start your mornings on the sunny east-facing front veranda, the perfect spot for a peaceful coffee to begin your day. Out back, the west-facing fenced yard, features a heated double detached garage, ideal for parking, storage, or your dream workshop. Step inside to a thoughtfully designed main floor with a beautiful two-tone kitchen featuring quartz countertops, a walk-in pantry, and a sleek siligranite sink, all accented by modern black fixtures and hardware updated in 2022. The inviting living area includes a stunning stone accent wall, and there's a convenient 2-piece powder room plus a versatile nook—perfect for a home office or homework station. Custom shutters on the main level add both charm and privacy, while custom blackout blinds in the bedrooms offering functionality. Upstairs you'll find low-maintenance laminate flooring throughout installed in 2022, with brand-new carpet on the stairs installed in 2025. The upper level features three bright bedrooms, including a spacious primary retreat with a walk-in closet and private 4-piece ensuite complete with matching quartz countertops and an undermount sink. A second full bathroom, also with quartz counters and an undermount sink, serves the secondary bedrooms, and a stacked washer and dryer offer ultimate convenience. The unfinished basement is full of potential, with rough-ins for a future bathroom and plenty of space to add a fourth bedroom, rec area, and storage. The home also includes the comfort of central air conditioning, installed in 2022. From the modern lighting package and finishes throughout to the functional floorplan and recent upgrades, this home is truly move-in ready. Book your showing today and come see all

the features Heartland living has to offer!