



GRASSROOTS
REALTY GROUP

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

**2 Appaloosa Way
Cochrane, Alberta**

MLS # A2239361



\$699,900

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,361 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Interior Lot		

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

Inclusions: N/A

Welcome to 2 Appaloosa Way in Cochrane, a beautifully designed home by Daytona Homes offering over 2300 square feet of thoughtfully crafted living space. Located in a growing family-friendly community, this four-bedroom, two-and-a-half-bath home blends functionality and comfort with modern design and future-ready features. As you enter, a spacious foyer greets you with clean sightlines and smart flow. From the front porch, you're guided past a conveniently located two-piece bathroom and into the heart of the home. The double attached garage connects through a well-organized mudroom, which seamlessly transitions into a walk-through pantry and the expansive kitchen — a layout ideal for daily convenience and grocery hauls. The kitchen features a central island with a flush eating bar, stylish cabinetry, and plenty of prep space, all overlooking the open-concept nook and great room. A separate den or office space on the main floor adds versatility, whether you need a quiet workspace or a playroom. Upstairs, the home continues to impress. THIS IS A FOUR BEDROOM HOME! The large primary suite is a private retreat, complete with a five-piece ensuite that includes dual sinks, a freestanding soaker tub, a separate walk-in shower, and a spacious walk-in closet. Nearby, the upper-floor laundry room adds everyday convenience. At the center of the upper level is a bright and open bonus room, offering great separation and flexibility. At the rear of the home, three well-sized bedrooms share a beautifully finished five-piece bathroom, perfect for larger families or guests. The unfinished basement offers a blank canvas for your future vision, with a three-piece bathroom rough-in and a high-efficiency furnace already in place. With Daytona Homes's reputation for quality craftsmanship and design, 2 Appaloosa Way is more than a home

— it’s a smart investment in comfort, space, and modern family living. Book your showing today and explore all that this exceptional property has to offer.