



GRASSROOTS
REALTY GROUP

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**130 Appaloosa Crescent SE
Cochrane, Alberta**

MLS # A2249586



\$599,900

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,001 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: \$5000 BRICK CREDIT

Home awaits in one of Cochrane's newest communities, Heartland! With tree-lined streets, mountain views, parks and pathways and naturalized amenities, you can have it all! The Brattle home features 3 bedrooms, 2.5 bathrooms and an expansive walk-in closet in the master bedroom. Enjoy extra living space on the main floor with the laundry room on the second floor. The 9-foot ceilings and quartz countertops throughout blends style and functionality for your family to build endless memories. Includes a SEPARATE SIDE ENTRANCE. ****PLEASE NOTE**** PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.