



GRASSROOTS
REALTY GROUP

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**158 Appaloosa Crescent
Cochrane, Alberta**

MLS # A2260501



\$624,900

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,860 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:	Back Yard, Interior Lot, Rectangular Lot		

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

Inclusions:	N/A
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Welcome to 158 Appaloosa Crescent, a stunning Daytona Homes build nestled in the beautiful town of Cochrane. Offering over 1,800 square feet of carefully crafted living space, this detached home combines modern design, everyday function, and timeless comfort. With a double attached garage, 3 bedrooms, 2.5 bathrooms, and an undeveloped basement with a rough-in for future development, it is ready to meet your family's needs today and tomorrow. The main floor sets the tone with a welcoming open foyer and a practical layout designed for busy households. From the garage, step into a convenient mudroom that connects directly to the walk-through pantry and into the expansive kitchen. This chef-inspired space is paired with a bright dining nook and a large great room featuring an electric fireplace, creating a warm and inviting atmosphere for family gatherings and entertaining. A stylish powder room is thoughtfully located near the foyer, completing the main level. Upstairs, thoughtful design provides both comfort and flexibility. At the back of the home, two generously sized bedrooms share a 4-piece bathroom. A central bonus room separates the secondary bedrooms from the primary suite, offering privacy along with a versatile space for movie nights, playtime, or a home office. A dedicated laundry room adds everyday convenience. At the front of the home, the expansive primary retreat offers a spa-like 5-piece ensuite with dual sinks, a soaker tub, and a walk-in shower, paired with a large walk-in closet for all your wardrobe needs. The undeveloped basement comes complete with a rough-in and awaits your creative vision, whether that means a recreation room, home gym, or additional bedrooms. Cochrane is a community that blends small-town charm with easy access to both Calgary and the Rocky Mountains. With local trails, parks, and

family-friendly amenities close by, you can enjoy a lifestyle that balances convenience with natural beauty. With Daytona Homes’ renowned craftsmanship and the welcoming spirit of Cochrane, 158 Appaloosa Crescent is a home where you can plant roots and create lasting memories.