



GRASSROOTS
REALTY GROUP

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

15 Appaloosa Way
Cochrane, Alberta

MLS # A2264597



\$509,900

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,674 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
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:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	see remarks
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: \$5000 APPLIANCE CREDIT TO THE BRICK

QUICK POSSESSION! Your new home awaits in one of Cochrane's most exciting communities, Heartland! Surrounded by tree-lined streets, mountain views, parks, pathways, and naturalized spaces, you can truly have it all. The stunning 'Deacon' model offers the perfect blend of comfort and style, spanning approximately 1,674 sq. ft. Designed with modern living in mind, this home features a side entrance, a bright open-concept main floor, and contemporary finishes throughout. The living, dining, and kitchen areas flow seamlessly together, with large windows that fill the space with natural light and durable laminate and vinyl flooring that combine beauty with practicality. Upstairs, you'll find a bonus room and three spacious bedrooms, including a primary suite that serves as your private retreat, complete with a walk-in closet and an ensuite bathroom with double sinks for added comfort. Move-in ready and perfectly located, this home is ideal for families looking to build lasting memories in Heartland. ****PLEASE NOTE**** PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.