

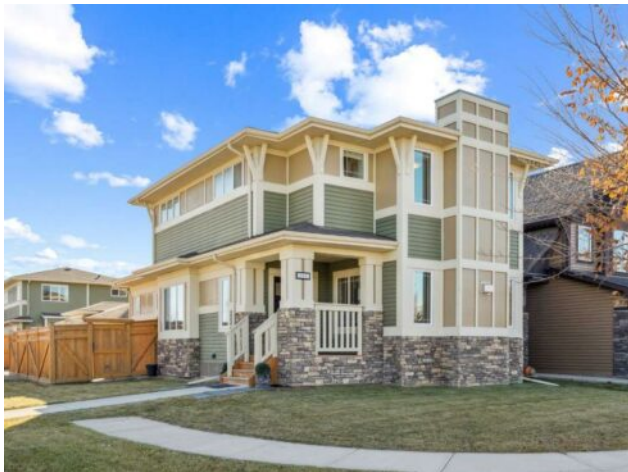


GRASSROOTS
REALTY GROUP

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**193 Heartland Way
Cochrane, Alberta**

MLS # A2264867



\$569,900

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,663 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Open house Saturday Oct 18 11am-2pm-NEW CARPET| NEW DISHWASHER | FRESH PAINT- Welcome to your storybook retreat in the heart of Heartland, Cochrane, where big skies meet cozy community living. This 1,600+ sq ft two-storey gem sits proudly on a large corner lot, surrounded by friendly neighbours, walking paths, and mountain views that remind you to slow down and breathe it all in. From the moment you arrive, the covered front porch welcomes you with charm and warmth, offering the perfect spot to enjoy your morning coffee or evening sunsets while adding incredible curb appeal. Inside, this home feels fresh and full of life, with brand-new carpet throughout and several rooms freshly painted and touched up. The open-concept main floor was designed for connection and comfort, offering a space where everyone can gather or spread out with ease. At the heart of the home, the kitchen shines with rich wood cabinetry, bold quartz countertops, and a large central island perfect for breakfast conversations or holiday baking marathons. There's ample cabinet storage, a pantry for keeping things organized, and a window overlooking the backyard that fills the space with natural light. Adjacent is a bright dining area made for family dinners and friendly get-togethers, as well as a cozy office nook off the mudroom, ideal for homework, planning, or remote work. The family room's central gas fireplace adds warmth and charm, creating a comfortable space to unwind after a long day. Upstairs, you'll find three bedrooms and two full bathrooms, including a spacious primary suite with its own ensuite oasis featuring a soothing bathtub and glass-enclosed shower. The convenient upstairs laundry room offers additional storage, making daily routines simple and stress-free. The unfinished basement is a blank slate, ready for your future

gym, playroom, or dream entertainment space. Step outside to discover an expansive south-facing backyard and side yard, perfect for kids, pets, or weekend barbecues on the rear deck. Enjoy all-day sunshine and plenty of space to play, garden, or relax. The oversized double detached garage provides ample room for vehicles, tools, and toys, while the extra space behind the garage is ideal for a boat, small trailer, ATV, or additional storage. . Located steps from a park and playground, this home is surrounded by the warmth and spirit that make Heartland one of Cochrane's most loved communities. Here, neighbors wave hello, children ride bikes through winding paths, and every day ends with a sunset over the mountains. You're also just a minute from the new Cochrane RCMP station for added peace of mind. Heartland offers a true small-town feel with modern convenience, local cafes, shops, and scenic walking trails are right at your doorstep, and Calgary is only a short drive away. Welcome home to Heartland, where charm, comfort, and community come together beautifully! Book a showing today!