



GRASSROOTS
REALTY GROUP

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

**438 Heartland Way
Cochrane, Alberta**

MLS # A2274662



\$519,900

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:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance		

Inclusions: \$5000 BRICK CREDIT

Your new home awaits in one of Cochrane's most sought-after communities, Heartland! With its tree-lined streets, mountain views, parks, pathways, and naturalized amenities, this neighbourhood truly has it all. The Dover-22 offers the perfect blend of comfort, style, and modern design across approx. 1,860 sq ft. Step inside to an inviting open-concept main floor that seamlessly connects the kitchen, dining, and living areas — complemented by a versatile den perfect for work or play. Large windows flood the home with natural light, enhancing the warmth of the elegant laminate and vinyl flooring. Upstairs, enjoy a cozy bonus room and three spacious bedrooms, including a serene primary suite with a 4-piece ensuite and generous closet space. A SEPARATE SIDE entry adds even more flexibility for future development. Includes a \$5,000 Brick Credit to personalize your new home. PLEASE NOTE PICTURES ARE OF A SIMILAR HOME/AL; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.