



GRASSROOTS
REALTY GROUP

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**47 Appaloosa Way
Cochrane, Alberta**

MLS # A2274811



\$469,900

Division:	Heartland		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,433 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions: N/A

NOW WITH \$10,000 INCENTIVE APPLIED TO THE PRICE! Welcome to 47 Appaloosa Way, a brand-new, never-lived-in half duplex—the popular Frontier model—expertly constructed by Daytona Homes in the thriving community of Heartland, Cochrane. Offering 1,433 square feet of modern, two-storey living space, this home features 3 comfortable bedrooms, 2.5 thoughtfully designed bathrooms, and a bright, open-concept main floor enhanced by 9-foot ceilings, flowing seamlessly from the front Great Room through the Dining Nook to the rear Kitchen. Designed for family convenience, the upper level hosts a dedicated Primary Suite with a private ensuite and walk-in closet, two secondary bedrooms, and a laundry room, while the lower level boasts a valuable side entrance and a 9-foot foundation, providing ideal flexibility for future development. Nestled in a family-focused community at the foot of the Rocky Mountains, Heartland offers immediate access to walking trails and parks, combining the tranquility of small-town life with a quick commute to Calgary, making this quality-built Frontier the perfect place to start your new mountain-view life.