



**GRASSROOTS**  
REALTY GROUP

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**12 Appaloosa Crescent  
Cochrane, Alberta**

**MLS # A2275814**



**\$640,000**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,021 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

<b>Inclusions:</b>	Garage door remote(s)		
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Welcome to an exceptional opportunity to build your dream home in the highly anticipated community of Heartland. This thoughtfully designed new-build offers modern style, functional living spaces, and quality craftsmanship throughout, all set within one of Cochrane's most exciting emerging neighbourhoods. The proposed home features a well-planned layout designed for today's lifestyle, with open-concept living areas ideal for both everyday living and entertaining. The spacious kitchen is designed to be the heart of the home and includes a gas line rough-in for a future gas range, offering flexibility for buyers who prefer cooking with gas. Seamless flow into the dining and living spaces, along with large windows, creates a bright and welcoming atmosphere. The main floor also offers a spacious flex room for the perfect home office space. Upstairs living includes a generous bonus room and is highlighted by a private primary retreat with ensuite and generous closet space. Two additional bedrooms and a 4 pc bathroom provide versatility for growing families, guests, or home office needs, with thoughtful design elements prioritizing both comfort and functionality throughout. A separate side entry to the basement (subject to municipal approval) adds excellent potential for future development, offering versatility for additional living space or extended family needs. Completing the home is an oversized attached garage, approximately 20' x 24', featuring increased ceiling height—ideal for extra storage, larger vehicles, or a workshop setup. Greystone is quickly becoming one of Cochrane's most desirable new communities, offering scenic surroundings, pathway systems, future amenities, and convenient access to schools, shopping, and commuter routes. This is an outstanding opportunity to personalize a brand-new home

while enjoying the benefits of modern construction and energy-efficient design. This property offers the perfect balance of small-town charm and contemporary living in the heart of Cochrane.