



**12 Appaloosa Crescent
Cochrane, Alberta**

MLS # A2275814



\$640,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		
Inclusions:	Garage door remote(s)		

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.