



**43 Appaloosa Gardens
Cochrane, Alberta**

MLS # A2278093



\$715,000

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,269 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard		

Heating:	Fireplace(s), Natural Gas	Water:	-
Floors:	Subfloor, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Water Softener, UV Light on Furnace, All Lighting Fixtures Attached, Barn Door with Attachments, Air Conditioner, Window Coverings, Curtains & Curtain Rods, Heater in Garage

Welcome to this exceptional 2,242 sq ft home, perfectly situated on a premium corner lot fronting a park and playground. Built in 2016, this thoughtfully designed residence showcases a striking open staircase and upgraded VINYL PLANK FLOORS throughout, complemented by tile at the front entry and a FULLY FINISHED basement featuring a rubber subfloor for added warmth and comfort. The main level is designed for both everyday living and entertaining, offering a PRIVATE OFFICE, a cozy GAS FIREPLACE, and a seamless OPEN CONCEPT layout. The chef's kitchen impresses with ceiling-height cabinetry, UPGRADED APPLIANCES, a built-in microwave, wall oven, gas cooktop and range hood, and timeless finishes throughout. Upstairs you will find VAULTED CEILINGS that elevate both the bonus room and the primary retreat. The spa-inspired ensuite features a tiled shower, relaxing soaker tub, double undermount sinks with QUARTZ COUNTERTOPS, and a WALK-IN CLOSET with custom built-ins. You can also enjoy the convenience of UPPER FLOOR LAUNDRY. The professionally FINISHED BASEMENT expands your living space with a stylish TV wall, mini fridge, dishwasher, barn door accents, and ample room to relax or entertain. ADDITIONAL HIGHLIGHTS include dual-zone heating, central A/C, a HEATED GARAGE with mudroom and built-in bench, a 75-gallon hot water tank with recirculation pump, UV furnace light, water softener, window coverings, and a private fire pit area. Meticulously maintained and truly MOVE-IN READY, this home offers comfort, style, and functionality in an unbeatable location.