



**GRASSROOTS**  
REALTY GROUP

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**43 Appaloosa Gardens  
Cochrane, Alberta**

**MLS # A2278093**



**\$715,000**

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

<b>Heating:</b>	Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Subfloor, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.