

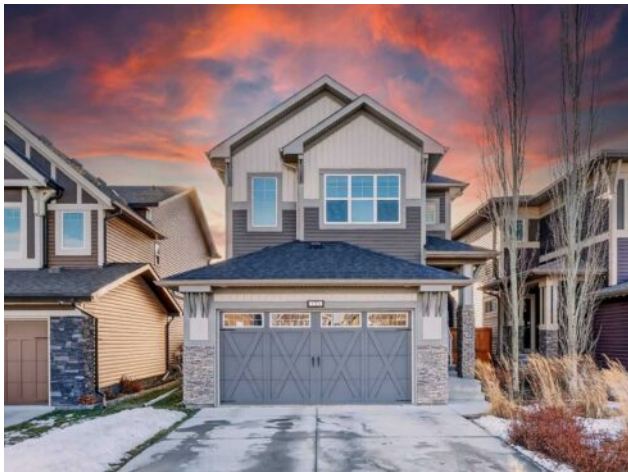


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**133 Heartland Way
Cochrane, Alberta**

MLS # A2278690



\$680,000

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,085 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry		

Inclusions: na

Welcome home. From the moment you step inside, you'll see this is the kind of place where you pull into the driveway, drop your keys, and immediately feel your shoulders come down a notch. The original owners have taken care of it the way you hope people take care of homes: carefully, consistently, and without cutting corners. It has that hard-to-fake feeling of a home that's been loved and looked after, where everything just feels right. It's solid, comfortable, and easy to live in. On top of that, your new home is Green Built certified. Thoughtful energy-saving features like an efficient furnace and hot water tank, an air exchange system, and central A/C to keep the home comfortable year-round without constantly chasing the thermostat. Mornings here look like coffee and conversation around the oversized kitchen island. Evenings are the good kind of routine: something cooking in the kitchen, a glass of wine poured, your favourite playlist coming through the built-in wired audio, and the whole house starting to slow down. Dinner turns into lingering at the table a little longer than planned, then a walk through the neighbourhood as the sun drops behind the mountains. When you get back, the fireplace is waiting and everything feels calm, warm, and complete. The south-facing backyard gets sun all day, and the private deck is where you'll end up living all summer. With secure storage underneath, you've got the perfect spot for all the seasonal stuff you don't want in your way. Upstairs, the primary suite feels like a proper retreat. The ensuite has a walk-in shower for the rushed days and a soaker tub for the days you've earned it. Separate from the primary, you'll find two more bedrooms, both with walk-in closets, a shared bathroom, and laundry room, no up-and-down between you and your fresh bed sheets. Add in a massive bonus

room that's perfect for movie marathons, sleepovers, and family time. Then there's the garage. Oversized and heated, which basically means you finally have room for all the hobby equipment you swear you're still going to use. And if handyman projects or hobbies aren't your thing, no problem, you've still got the option for a third vehicle... maybe this is finally the excuse you need to convince your other half that a summer convertible is a completely reasonable purchase. The basement is unfinished, which means you're not inheriting someone else's weird decisions. It's a blank canvas with an egress window and bathroom rough-in, ready for whatever your life needs next: more living space, a home gym, a guest room, a kids' zone, or just storage that doesn't require engineering. Heartland is what people move to Cochrane for. Parks, schools, pathways, amenities close by, and that small-town feel without giving up convenience. You're close to everything, but far enough from the city that life slows down in the best way. And when you want a mountain day, you're already halfway there.