



**67 Appaloosa Way  
Cochrane, Alberta**

**MLS # A2281975**



**\$469,900**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,497 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 Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** \$5000 appliance credit to the brick

Welcome to Heartland in Cochrane, a welcoming and family-friendly community known for its parks, pathways, and breathtaking mountain views, offering the perfect blend of small-town charm and modern living. This stylish half duplex features a bright open-concept main floor designed for both everyday comfort and entertaining. The kitchen is finished with quartz countertops, ample prep space, and a seamless flow into the dining area and spacious great room, creating the ideal setting for hosting or relaxing at home. A convenient side basement entry adds extra versatility and future potential for lower-level development. Upstairs, you’ll find three well-sized bedrooms, including a spacious primary suite complete with a 3-piece ensuite, plus the added convenience of upper floor laundry right where you need it most. Outside, enjoy the practicality of a double detached garage, providing secure parking and extra storage year-round. If you’re looking for a modern, low-maintenance home in one of Cochrane’s most desirable communities, this is an amazing opportunity!