



GRASSROOTS
REALTY GROUP

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**67 Appaloosa Way
Cochrane, Alberta**

MLS # A2281975



\$499,900

Division:	Heartland		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,497 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	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!