



**GRASSROOTS**  
REALTY GROUP

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

**14 Appaloosa Way  
Cochrane, Alberta**

**MLS # A2282091**



**\$659,900**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,219 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 Attached		
<b>Lot Size:</b>	0.10 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-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance		

**Inclusions:** \$5000 APPLIANCE CREDIT TO THE BRICK

Your new home awaits in one of Cochrane's most sought-after communities, Heartland! With its tree-lined streets, mountain views, parks, pathways, and naturalized amenities, this neighbourhood truly has it all. The Fulton by Akash Homes offers over 2,200 sq. ft. of stylish, functional living with 9-ft ceilings, quartz countertops, and modern fixtures throughout. This contemporary two-storey features an open-concept main floor with a den for added versatility and an open-to-below concept that fills the home with light and architectural flair. Enjoy a convenient upstairs laundry and threespacious bedrooms, including a primary suite with a 5-piece ensuite and walk-in closet. The double attached garage adds convenience, while the SEPARATE SIDE ENTRANCE offers flexibility for future development. Plus, receive a \$5,000 BRICK CREDIT to personalize your space. **\*\*PLEASE NOTE\*\*** PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES. HOME IS COMPLETE.