



**25 Appaloosa Crescent  
Cochrane, Alberta**

**MLS # A2282105**



**\$609,900**

**Division:** Heartland

**Type:** Residential/House

**Style:** 2 Storey

**Size:** 2,056 sq.ft. **Age:** 2025 (1 yrs old)

**Beds:** 3 **Baths:** 2 full / 1 half

**Garage:** Double Garage Attached

**Lot Size:** 0.09 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:** See Remarks

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**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. Step inside the Otis-24, offering over 2,000 sq. ft. of thoughtfully designed living space. This stunning open-to-below model with elegant railing is built with your growing family in mind. The home features 3 bedrooms, 2.5 bathrooms, and a spacious primary suite complete with an expansive walk-in closet and a luxurious 5-piece ensuite featuring a double vanity, soaker tub, and separate shower. The main floor offers bright, open living areas with 9-foot ceilings, quartz countertops throughout, a den/office space and an electric fireplace that adds warmth and style. The home also includes a separate side entrance and a back deck with aluminum railings, perfect for outdoor relaxation or entertaining. **\*\*PLEASE NOTE\*\* SOME PICTURES ARE VIRTUALLY STAGED. MOVE IN READY!**