



GRASSROOTS
REALTY GROUP

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**43 Appaloosa Way
Cochrane, Alberta**

MLS # A2284650



\$489,900

Division:	Heartland		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,433 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island		

Inclusions: N/A

This duplex built by Daytona Homes features an open concept main floor with plenty of natural light. A rear kitchen with ample storage, along with a central island make this ideal for entertaining and home cooking. Upstairs are 3 nice sized bedrooms including a primary with ensuite, double vanity, and a walk in closet. A laundry closet with shelving completes the upper floor for added convenience. The basement is unfinished, but a side entry, 9' foundation, and bathroom rough in are all included for future needs. Plenty of backyard space, and a concrete parking pad backing onto the rear lane complete the back yard. Photos are representative.