



**57 Appaloosa Crescent  
Cochrane, Alberta**

**MLS # A2289546**



**\$589,900**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,040 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, See Remarks		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<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>	Remarks
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Quartz Counters, See Remarks, Separate Entrance		

**Inclusions:** Credit to The Brick for \$5K

Welcome home to Heartland! A vibrant community with mountain views, scenic pathways, parks, and thoughtfully designed natural spaces. This is where lifestyle meets livability. The Otis 24 offers over 2,000 sq. ft. of well-planned living space, designed to support both everyday life and future growth. This impressive open-to-below layout is enhanced by elegant interior railings, creating a sense of openness and architectural interest from the moment you step inside. Designed with families in mind, the home features 3 bedrooms and 2.5 bathrooms, including a spacious primary retreat with a large walk-in closet and a spa-inspired 5-piece ensuite complete with double vanity, soaker tub, and separate shower. The main floor is bright and welcoming with 9' ceilings, quartz countertops throughout, a dedicated den/home office, and a stylish electric fireplace that anchors the living space. Additional highlights include a separate side entrance and a rear deck with aluminum railings, offering flexibility for future development and an inviting outdoor space perfect for relaxing or entertaining. A thoughtfully designed home in a community that truly has it all. **\*\*PLEASE NOTE\*\* PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE\*\***