



**446 Heartland Way  
Cochrane, Alberta**

**MLS # A2289584**



**\$539,900**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,818 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<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, 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>	see remarks
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

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

Welcome to the Douglas 22 in Heartland, Cochrane—a thoughtfully designed home offering 1,818 sq ft of stylish, functional living in one of Cochrane’s most family-friendly communities. Surrounded by parks, pathways, and scenic views, Heartland is the perfect place to put down roots. This home features a bright open-concept main floor with 9’ ceilings and beautiful French-imported laminate flooring, creating a warm and cohesive living space. The modern kitchen is finished with quartz countertops, ample cabinetry, and seamless flow into the dining and living areas—ideal for everyday living and entertaining alike. Vinyl tile flooring in all wet bathrooms adds durability and practicality where it matters most. Upstairs, you’ll find three spacious bedrooms, a versatile bonus room perfect for family time or a home office, and the convenience of second-floor laundry. The layout is designed to grow with you, offering both comfort and flexibility for busy households. Additional highlights include a separate side entrance for future potential and a rear parking pad, providing convenient off-street parking. A well-balanced home that blends modern finishes, smart design, and a welcoming community—this is Heartland living at its best. **\*\*PICTURES ARE OF SHOW HOME; ACTUAL HOME, FIXTURES, FINISHES, ETC. MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGE WITHOUT NOTICE\*\***