



**134 Heartland Street
Cochrane, Alberta**

MLS # A2291378



\$499,900

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|------------------|---------------------------------|---------------|------------------|
| Division: | Heartland | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,873 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Other, Parking Pad, See Remarks | | |
| Lot Size: | 0.07 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: | REMARKS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Quartz Counters, See Remarks | | |

Inclusions: \$5K CREDIT TO THE BRICK

INTRODUCING THE DOVER 22 BY AKASH HOMES — A BEAUTIFULLY DESIGNED 1,873 SQ FT DUPLEX THAT BLENDS STYLE, SPACE, AND FUNCTIONALITY. The open-concept main floor features 9’ ceilings and a bright, inviting layout ideal for everyday living and entertaining. The modern kitchen showcases quartz countertops, a large island, and ample cabinetry, seamlessly connecting to the dining area and spacious great room filled with natural light. A versatile main floor den provides the perfect space for a home office or study, while a convenient powder room completes the level. Upstairs, you’ll find a generous bonus room, upper-floor laundry, and three well-appointed bedrooms, including a spacious primary retreat with a walk-in closet and private ensuite. Two additional bedrooms and a full bathroom provide comfortable space for family or guests. Thoughtfully designed with modern finishes and a functional layout, the Dover 22 offers the perfect balance of comfort and contemporary living. ****PLEASE NOTE** PICTURES ARE OF SHOWHOME/RENDERINGS; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES*****