



**109 Heartland Boulevard  
Cochrane, Alberta**

**MLS # A2292507**



**\$520,000**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,421 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, Pantry		

**Inclusions:** N/A

Welcome to Heartland in Cochrane. This beautifully designed 1,421 sq. ft. duplex combines modern style with practical function in the family-friendly community of Heartland. The home features a bright, open-concept. The spacious rear kitchen is equipped with stainless steel appliances, granite countertops in the kitchen, and plenty of cabinetry for storage. The main floor flows seamlessly from kitchen to dining to living space, creating the perfect environment for everyday living. Upstairs offers three generously sized bedrooms and two bathrooms, including a primary suite with a walk-in closet and private ensuite. A laundry closet with shelving completes the upper floor for added convenience. All windows are finished with shades. The unfinished basement provides endless possibilities, ready for your personal touch. The property is fully landscaped and includes an oversized and insulated 20' x 28' detached double-car garage at the rear, as well as a 10' x 12' deck. Heartland is a young vibrant community known for its open green spaces, parks, playgrounds, and walking paths. Only 22 kms to Calgary. The home is protected 24/7 by five high def Reolink security cameras and exterior doors are secured by Eufy Security Smart Locks.