



**223 Mustang Street
Cochrane, Alberta**

MLS # A2293278



\$629,900

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,967 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: na

Introducing Your Beautiful Home in Heartland, Cochrane Welcome to this stunning family home in the heart of Heartland, located in the charming town of Cochrane. Offering approximately 2,000 sq. ft. of thoughtfully designed living space, this property perfectly blends comfort, style, and functionality. The main floor features a dedicated office, ideal for working from home or creating a quiet study area. The open-concept layout leads to a modern kitchen showcasing full ceiling-height cabinetry, stainless steel appliances, and a stylish feature wall. Upgraded lighting fixtures throughout the home add a contemporary and elegant touch. Upstairs you’ll find a spacious bonus room, perfect for family gatherings or entertainment. The primary bedroom features a luxurious 5-piece ensuite bathroom, creating a relaxing private retreat. The upper level also includes two additional well-sized bedrooms and a full 4-piece bathroom, along with a convenient upper-floor laundry room with built-in cabinetry. Additional Highlights: • Extended garage with extra space • Fully fenced backyard – perfect for kids and pets • Bright and functional open layout • Modern finishes throughout the home Prime Location: • Close to schools, parks, and playgrounds • Near Bow River pathways and playground areas • Minutes from commercial plaza and everyday amenities • Easy access to Alberta Highway 1A for convenient commuting A perfect home offering space, comfort, and a fantastic location in Heartland.