



GRASSROOTS
REALTY GROUP

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**40 Appaloosa Crescent
Cochrane, Alberta**

MLS # A2294422



\$640,000

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,030 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the community of Heartland! This is the perfect home for families looking for a welcoming and cozy lifestyle. This stunning three bedroom home with an attached double car garage features tons of natural light. The Main Floor has a chic Kitchen with a great appliance package, walk-through pantry, beautiful quartz countertops, nice size island, Nook, Family Room. Upstairs has 3 large bedrooms including a Primary bedroom with 5-piece Ensuite, walk-in closet, Laundry Room and a Bonus room. This home is perfect for a growing family, and you can sleep well at night knowing you have a brand new home with Alberta new home warranty. Possession will be in end of August 2026. Call to book your private showing today!