



**211 Mustang Street
Cochrane, Alberta**

MLS # A2298368



\$634,900

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,169 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s)		

Inclusions: shoe organizer, pergola, tv hangers

Nearly new 3 bedroom, 2.5 bathroom home offering over 2,000 sq ft of thoughtfully designed living space in the friendly community of Heartland. This move-in ready home offers stylish finishes, functional family living, and a great location within walking distance to Heartland shopping, parks, green space, and walking trails, with easy access to Highway 1A. The main floor features high ceilings, a spacious front entry, convenient 2-piece bath, desk nook, and a heated double attached garage that is slightly larger than average with room for a truck. The kitchen is sure to impress with a large quartz island, dual tone kitchen cabinetry, abundant cupboard space and walk-through pantry leading to a spacious mudroom with hooks and benches. The cozy living room features a gas fireplace with built-in bookshelves on both sides and a wood mantle. Luxury vinyl plank flooring runs throughout the main floor. Upstairs, you'll find carpet throughout with a bonus room featuring upgraded vaulted ceilings, built-in cabinetry, 2 good-sized bedrooms with large windows, a spacious upper laundry room, and a large 5-piece bath with dual sinks. The primary bedroom offers plenty of space to relax, along with a gorgeous 5-piece ensuite with his and hers walk-in closets. Step outside to enjoy the rear deck with pergola and the fully fenced south-facing backyard. The low-maintenance front landscaping with gravel and mulch adds curb appeal, and there is even room to park a small RV or extra vehicle in the summer. The bright, wide open basement awaits your ideas, whether you need an additional bedroom, rec room, home office, or home gym. Located in the welcoming community of Heartland, this home offers easy access to neighborhood amenities and outdoor spaces. Built by Excel Homes in 2021, this is a fantastic opportunity to own a modern family home in one of

