



**312 Heartland Way  
Cochrane, Alberta**

**MLS # A2184273**



**\$649,900**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,858 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** n/a

Newer detached residence across from park in a developed Cochrane community built by 'Daytona Homes' - crafting award winning homes for 30+ years. Featuring: 3 bed/2.5bath + Bonus room, quartz counters throughout, luxury ensuite with walk-in shower, upgraded full size kitchen, built-ins & more all in 'Heartland' - offering a short commute from Calgary, Rocky Mountains, close to Ghost Lake and Canada's best National Parks. Step inside to a large open floor plan, with gorgeous LVP floor throughout the main. The living, dining and kitchen connect seamlessly to create a modern atmosphere. Pair that with large windows spanning across, sliding patio doors, and high ceilings for ultimate comfort and extra sunlit interior space. KITCHEN FEATURES: Bright white cabinetry (to ceiling), SS appliance package, Range hood (tile upgrade to ceiling), built in microwave, under-mount sink, pantry, eating island, quartz counters, plenty of storage space & more. The main is complete with mud room w/ built ins, and a half bath. Upstairs has generous bonus room, a perfect additional space to have. Along with 3 bedrooms. The primary bedroom featuring: good size room, large walk-in closet, and ensuite that has quartz counters, double vanity, walk-in shower and toilet. The two additional bedrooms are good size. The upper is complete with another full bath, and laundry room. Basement is an open canvas awaiting your creative ideas. This residence has a lot to offer in a desirable location in Cochrane, making it a great choice for your place to call home. Book your viewing today before, it's gone.