



**141 Heartland Way  
Cochrane, Alberta**

**MLS # A2196415**



**\$687,000**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,670 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Creek/River/Stream/Pond, Dog R		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, Soaking Tub, Storage		

**Inclusions:** N/A

Discover the quintessential blend of style and comfort in this stunning home located in the highly sought-after community of Heartland. This immaculate 4-bedroom, 3.5-bathroom residence offers over 2300 square feet of developed living space, has been meticulously cared for and is perfectly tailored for entertaining! Upon entering, you'll be greeted by a bright and welcoming living room that seamlessly connects with the open floor plan extending throughout the main floor. This is a dream kitchen features beautiful stone countertops, stainless steel appliances, and a large island – ideal for entertaining family and friends. The expansive primary suite and generously sized secondary bedrooms provide ample space, ensuring comfort for everyone. With clean lines, modern finishes, and thoughtful design elements, this home is truly exceptional, and only a handful of this model available within the community. Heartland is a family-friendly community with numerous amenities, including scenic pathways with access to the Bow River, a future school site with greenspace, and nearby commercial establishments such as Tim Hortons, a daycare, dental clinic, gas station, restaurants, pharmacy, liquor store, optometry clinic, and fitness center. Enjoy the convenience of being just 20 minutes from Calgary, with easy travel facilitated by the new traffic circle. The breathtaking mountain views will inspire you to explore your outdoor pursuits, making Heartland the ideal place to call home. This home offers everything you need for a comfortable and convenient lifestyle that offers all types of nearby amenities. Don't miss the opportunity to make this remarkable property yours. Schedule your viewing today and experience the best of Heartland living. You'll love calling this stunning property your home in Heartland, Cochrane!