



**GRASSROOTS**  
REALTY GROUP

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**392 Heartland Way  
Cochrane, Alberta**

**MLS # A2201663**



**\$607,500**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,815 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Corner Lot, Level, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Vinyl Windows		
<b>Inclusions:</b>	some of the furniture is available for sale - price negotiable		

Living in Heartland means being close to everything with easy access to Ghost Lake, Calgary, the mountains of Canmore and Banff, plus the benefit of living in one of Cochrane's newest family friendly communities. Open layout with large windows, laminate floors, new LG stainless kitchen appliances, quartz countertops, pantry, electric fireplace, built-in bench at front entrance, rear deck, detached double garage, large bathrooms, upper floor laundry and bonus room. Spacious primary bedroom has a walk-in closet, double sink ensuite with tub / shower, ceramic tile surround. This newly built home offers impressive design inside and out and is conveniently situated on a corner lot to afford you more privacy and square footage for parking, or storage, or yard space. An additional side entrance allows for the potential of a future basement suite. Schedule a viewing to personally appreciate all that this property and neighbourhood have to offer. The builder (Akash Homes) has completed the stonework at front of house and the home is ready for occupancy now. Fencing has now been installed on both sides of the property.