



**GRASSROOTS**  
REALTY GROUP

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**221 Heartland Way  
Cochrane, Alberta**

**MLS # A2204366**



**\$845,000**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,618 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** Hot Tub

Exceptionally well maintained 5-bedroom, 4-bathroom home in Cochrane's desirable Heartland community. This home offers spacious living with 3,600 square feet of developed area. Upon entering you are greeted with hardwood floors, 9 foot ceilings and abundant natural light from large South facing windows. The oversized kitchen includes quartz countertops, upgraded stainless steel appliances with a newly installed stove. Gleaming cabinets have just been professional refinished. Entertain guests from the pull up island. Walk through pantry and organized boot room offer additional convenience. The main floor includes a comfortable living room, with gas fireplace, and office /den and a 2 piece bathroom. Finishing upgrades include open staircase spindles, and a built in study desk on the second floor. A large central bonus room is positioned in the middle of the second floor offering privacy between the bedrooms. The primary bedroom is a private retreat with a stylish sliding pocket door leading to an opulent ensuite with a tiled soaker tub, separate walk-in shower, and dual vanities. Three additional bedrooms and laundry room complete the second level. The fully finished basement offers a spacious bedroom, a versatile family recreation area, substantial storage space, and a well-appointed 3-piece bathroom. Step outside to a South facing backyard oasis featuring a bi-level deck and a hot tub, perfect for lounging and entertaining. Brand new air conditioning will keep summers cool. This home's prime location provides quick access to main roads, ensuring convenient commuting and travel to the mountains.