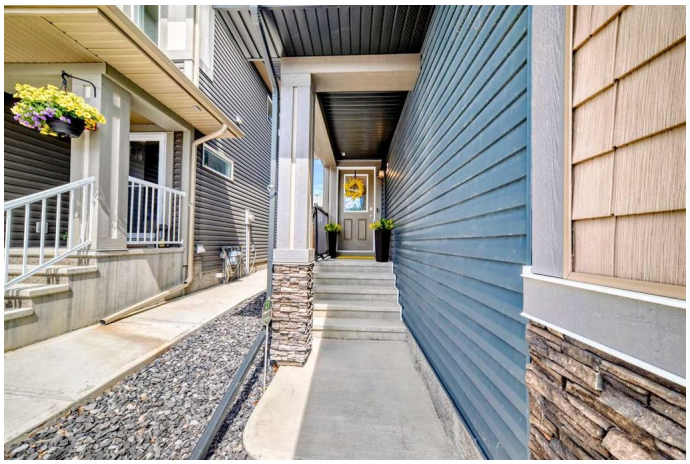
$665,000 - 210 Heartland Avenue, Cochrane

MLS® #A2235652

$665,000
3 Bedroom, 3.00 Bathroom, 2,248 sqft
Residential on 0.08 Acres

Heartland, Cochrane, Alberta



WELCOME TO THIS WELL-PRICED HOME WITH OVER 2247 SQ FT UP, LIKE NEW WITH NO GST. Walking in, you will be delighted with the wide plank luxury flooring, high ceilings, all new blinds on the main floor and EXCELLENT FLOOR PLAN. There's a spacious entryway with a closet, a two-piece bath, and a convenient office space. Next is the open floor plan, featuring large windows and a stunning kitchen with a sleek design. There's a large island that seats 4, gas cooktop, wall oven and microwave, double door refrigerator with water and ice features, Pantry, quartz counters, everything you will need to entertain a large family. The dining area will accommodate your large table, and the spacious living room offers an electric fireplace and in-ceiling speakers. Upstairs there's a bonus room and a laundry room with shelving. The primary bedroom will accommodate your large furniture and features a spacious walk-in closet, an en-suite bathroom with dual vanities, a private water closet, a deep soaker tub, and quartz counters. The other two good-sized bedrooms both have walk-in closets, and the other 5-piece bathroom also features dual vanities, which is very rare, all with quartz upgrades. This home is situated in a newer, beautiful development, close to the park, and just minutes from shopping, eateries, a gas station, and the SLS Sports Complex, perfect for your familyâ€™s fitness regime. Minutes to the 1A highway west to the mountains or head east

for an easy commute to Calgary; close to old town Cochrane with its many shops and restaurants.The Environmental Reserve Ridge is close, with the future dog park located in the northeastern corner, and the planned Tot Lot along Heritage Boulevard. The community will also feature a future K-9 School site, adding to the family-friendly atmosphere and enhancing the overall quality of life for residents. this home is priced to sell.

Built in 2021

Essential Information

MLS® #	A2235652
Price	$665,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,248
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	210 Heartland Avenue
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C2P9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Wired for Sound
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 14th, 2025
Days on Market	20
Zoning	R-MX

Listing Details

Listing Office	One Percent Realty

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