

\$639,900 - 392 Heartland Way, Cochrane

MLS® #A2201663

\$639,900

3 Bedroom, 3.00 Bathroom, 1,815 sqft
Residential on 0.10 Acres

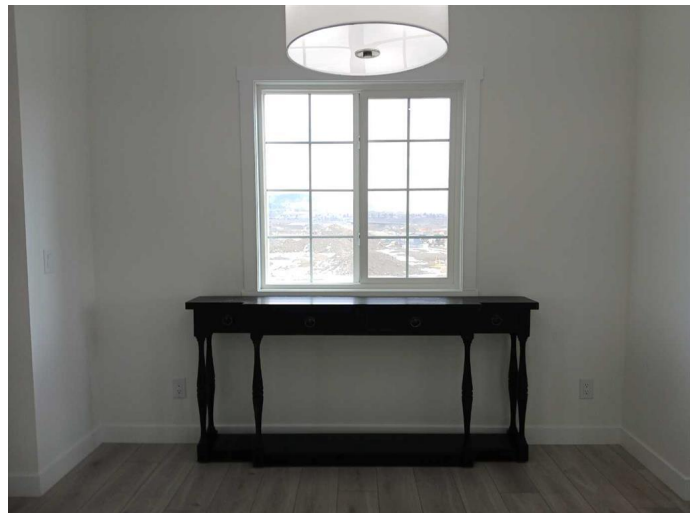
Heartland, Cochrane, Alberta

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, LG stainless 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. Large 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 soon to personally appreciate all that this property and neighbourhood have to offer. There are a few seasonal items which the builder will complete when weather permits, but the home is ready for occupancy.

Built in 2025

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2201663 |
| Price | \$639,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |



| | |
|----------------|-------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,815 |
| Acres | 0.10 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 392 Heartland Way |
| Subdivision | Heartland |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 3E5 |

Amenities

| | |
|----------------|---|
| Amenities | Park, Playground, Trash |
| Parking Spaces | 3 |
| Parking | Alley Access, Double Garage Detached, Parking Pad |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Vinyl Windows |
| Appliances | Dishwasher, Electric Range, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Electric Water Heater, See Remarks |
| Heating | Fireplace(s), Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric, Living Room |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Other |
| Lot Description | Corner Lot, Level, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Cement Fiber Board, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 12th, 2025 |
| Days on Market | 29 |
| Zoning | R2 |
| HOA Fees | 20 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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