# **\$845,000 - 221 Heartland Way, Cochrane**

MLS® #A2204366

# \$845,000

5 Bedroom, 4.00 Bathroom, 2,618 sqft Residential on 0.09 Acres

Heartland, Cochrane, Alberta

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 panty 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.

#### Built in 2013

## **Essential Information**

MLS® # A2204366 Price \$845,000

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,618
Acres 0.09
Year Built 2013

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 221 Heartland Way

Subdivision Heartland City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 0M6

## **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Built-in Features, Kitchen Island, Pantry, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Microwave, Oven, Refrigerator, Washer, Window

Coverings

Heating Central, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features BBQ gas line

Lot Description Front Yard, Landscaped, Rectangular Lot

Roof Asphalt

Construction Stone, Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 27th, 2025

Days on Market 14

Zoning R-LD

# **Listing Details**

Listing Office Keller Williams BOLD Realty

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