



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**134 Heartland Street
Cochrane, Alberta**

MLS # A2291378



\$499,900

Division:	Heartland		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,873 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Other, See Remarks		
Lot Size:	0.07 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	REMARKS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, See Remarks		

Inclusions: \$5K CREDIT TO THE BRICK

INTRODUCING THE DOVER 22 BY AKASH HOMES — A BEAUTIFULLY DESIGNED 1,873 SQ FT DUPLEX THAT BLENDS STYLE, SPACE, AND FUNCTIONALITY. The open-concept main floor features 9' ceilings and a bright, inviting layout ideal for everyday living and entertaining. The modern kitchen showcases quartz countertops, a large island, and ample cabinetry, seamlessly connecting to the dining area and spacious great room filled with natural light. A versatile main floor den provides the perfect space for a home office or study, while a convenient powder room completes the level. Upstairs, you'll find a generous bonus room, upper-floor laundry, and three well-appointed bedrooms, including a spacious primary retreat with a walk-in closet and private ensuite. Two additional bedrooms and a full bathroom provide comfortable space for family or guests. Thoughtfully designed with modern finishes and a functional layout, the Dover 22 offers the perfect balance of comfort and contemporary living. ****PLEASE NOTE**** PICTURES ARE OF SHOWHOME/RENDERINGS; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES***