



**GRASSROOTS**

REALTY GROUP

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85 Appaloosa Crescent  
Cochrane, Alberta

MLS # A2307354



**\$655,000**

<b>Division:</b>	Heartland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,037 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to the community of Heartland! This is the perfect home for families looking for a welcoming and cozy lifestyle. This stunning three bedroom with a walk-out basement and an attached double car garage features tons of natural light. The Main Floor has a chic Kitchen with a great appliance package, walk-through pantry, beautiful quartz countertops, nice size island, Nook, Family Room plus an office on the main floor perfect for working from home. Upstairs has 3 large bedrooms including a Primary bedroom with 5-piece Ensuite, walk-in closet, Laundry Room and a Bonus room. This home is perfect for a growing family, and you can sleep well at night knowing you have a brand new home with Alberta new home warranty. Possession will be in September 2026. Call to book your private showing today!