



GRASSROOTS
REALTY GROUP

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75 Appaloosa Way
Cochrane, Alberta

MLS # A2311557



\$449,900

Division:	Heartland		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,492 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	None, See Remarks, Unpaved		
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:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

MOVE-IN READY! MEET THE KENSINGTON DUPLEX BY AKASH HOMES WITH A SEPARATE SIDE ENTRANCE and REAR DECK—PERFECT FOR HOMEOWNERS OR INVESTORS! Thoughtfully designed with an open-concept main floor featuring 9’ ceilings, a bright and functional kitchen with island, spacious living and dining areas, and seamless access to the rear deck—ideal for summer BBQs and everyday living. The separate side entrance offers excellent flexibility and future potential. Upstairs, you’ll find convenient upper-floor laundry, a well-appointed primary retreat with an expansive walk-in closet and ensuite, plus 2 additional bedrooms and a full bath, creating a practical layout for families, roommates, or guests. Complete with LED lighting, modern finishes, and gravel parking pad this move-in ready home blends style, function, and value in one exceptional package!