



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**145 Heartland Way
Cochrane, Alberta**

MLS # A2313047



\$649,500

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,666 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating: Central, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Bathroom Rough-in, Kitchen Island, No Smoking Home, Soaking Tub, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: Some of the Shelving in basement could be left for buyers.

Welcome to this beautifully maintained 3-bedroom home on a prime corner lot in Heartland, Cochrane. Lovingly cared for by its original owners. This home features thoughtful finishes throughout and a detached double garage with side-street access, offering abundant parking and storage. Situated in Heartland — a picture-perfect community blending modern design, small town charm, and big city convenience — you'll enjoy landscaped streets, a lively village core with boutique shops and cafes, pristine parks, scenic ponds, and an extensive pathway network. With top-rated schools, safe playgrounds, regular community events, and easy access to downtown Cochrane and Calgary, this property offers exceptional curb appeal, a neighborly atmosphere, and an active, relaxed lifestyle. Book your showing today!