



GRASSROOTS
REALTY GROUP

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422 Heartland Way
Cochrane, Alberta

MLS # A2313955



\$529,900

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,510 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions:	n/a
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Welcome to this beautifully designed home offering bright, open living spaces and thoughtful functionality throughout. The main floor is filled with natural light thanks to the large windows on both the front and back of the home, creating an airy and inviting atmosphere perfect for both everyday living and entertaining. At the heart of the home is a spacious central island kitchen, ideal for hosting, meal prep, and gathering with family and friends. The open-concept layout seamlessly connects the kitchen, dining, and living areas, providing a modern flow designed for today's lifestyle. Upstairs, you'll find a versatile flex space perfect for a home office, playroom, or cozy media area, along with the added convenience of an upstairs laundry room. The spacious primary retreat features a luxurious 5-piece ensuite designed for comfort and relaxation. Outside, enjoy the rear deck overlooking a nicely sized backyard complete with a parking pad and room for future garage development.