



114 Shetland Court
Cochrane, Alberta

MLS # A2314490



\$639,900

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,916 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Street Lighting		

Heating:	Forced Air, Natural Gas	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, Sump Pump(s), Walk-In Closet(s)		

Inclusions: n/a

Welcome to the Canyon 2 by Daytona Homes, a functional and well-designed home in a great location close to pathways and a dog park. The west-facing backyard gives you plenty of afternoon and evening sun to enjoy your outdoor space. The main floor features an open-concept layout with a convenient tech space perfect for working from home or homework. The kitchen includes a walk-through pantry with direct access to the mudroom for added everyday convenience. Upstairs, the central bonus room provides a separate living space and added privacy between the primary bedroom and secondary bedrooms. The spacious primary retreat includes a 5-piece ensuite with dual sinks, a soaker tub, and separate shower. The basement includes foundation walls and a separate side entry, offering strong future development or basement potential. A smart layout, practical features, and excellent location make the Canyon 2 a great fit for modern family living. Photos representative.