



**44 Morgan Street
Cochrane, Alberta**

MLS # A2319675



\$634,900

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,826 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, No Neigh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: All Windows Coverings & Curtains. Garage Door Opener & Control(s). TV Wall Mount (Bonus Room). Ring Doorbell Camera.

Welcome to Heartland! Nestled on the west side of Cochrane, this family-friendly community offers an array of amenities, including Tim Hortons, Cabeza Grand Mexican Restaurant, a pharmacy, daycare, local shops, parks, pathways, and a future school site. With easy access to the Bow River pathway system and everyday conveniences close to home, it's easy to see why so many families choose to make Heartland home. Built in 2019, this well-maintained west-facing home backs onto green space and sides onto a tree-lined pathway, creating a setting that feels both open and private. Additional side windows flood the home with natural light and take full advantage of the unique lot location. The bright white kitchen features stone countertops, stainless steel appliances with a gas stove, a large island with breakfast bar seating, and a spacious pantry. The open-concept main floor is finished with durable laminate and tile flooring, while the living room is centred around a cozy gas fireplace that creates a natural gathering space for family and friends. Upstairs, a centrally located bonus room separates the three spacious bedrooms. The primary suite offers dual closets and a four-piece ensuite with dual vanities, while the upper-floor laundry room adds everyday convenience. The unfinished basement offers a blank canvas for future development, whether you envision additional living space, a home gym, playroom, or extra storage. With parks, pathways, school bus stops, and green space just outside your door, 44 Morgan Street offers the location, layout, and lifestyle today's families are searching for. Book your showing today.