



**312 Heartland Way
Cochrane, Alberta**

MLS # A2322440



\$570,000

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,858 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

PRICED TO SELL | GREAT OPPORTUNITY!! Welcome to this beautifully maintained detached home in the sought-after community of Heartland, Cochrane, ideally situated directly across from a park and playground. Enjoy the perfect balance of convenience and adventure, with Calgary just 20 minutes away, Ghost Lake only 20 minutes from your doorstep, and the majestic Rocky Mountains within a 45-minute drive. Whether you're commuting to the city, spending the day on the lake, or escaping to the mountains, this location offers an exceptional Alberta lifestyle. Step inside and be greeted by a bright and spacious open-concept main floor featuring luxury vinyl plank flooring, 9-foot ceilings, and an abundance of natural light. Large windows and a patio door flood the living and dining areas with sunshine, creating a warm and inviting atmosphere throughout the day. The thoughtfully designed kitchen is both stylish and functional, featuring stainless steel appliances, upgraded cabinetry, ample counter space, and a convenient walk-in pantry for all your storage needs. Whether you're preparing family meals or entertaining guests, this space is designed to impress. Upstairs, you'll find a generous bonus room that offers endless possibilities as a family room, media space, home office, or play area. The spacious primary retreat features a large walk-in closet and a well-appointed ensuite complete with quartz countertops, dual vanities, a walk-in shower, and a private water closet. Two additional bedrooms provide comfortable accommodations for family members or guests, while a full bathroom and conveniently located upper-floor laundry room complete the second level. The unfinished basement is ready for your vision and future development. With two large windows already in place, the space offers excellent flexibility for future customization to suit your needs.

Outside, enjoy the benefits of living directly across from green space and a playground, making it easy to enjoy the outdoors and connect with the family-friendly community that Heartland is known for. Combining modern finishes, functional living spaces, future development potential, and an unbeatable location close to Calgary, Ghost Lake, and the Rocky Mountains, this home is an exceptional opportunity for families, professionals, and outdoor enthusiasts alike. Book your private showing today and discover everything this outstanding Heartland home has to offer.