



GRASSROOTS
REALTY GROUP

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51 Appaloosa Gardens Cochrane, Alberta

MLS # A2329763



\$640,000

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,099 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 51 Appaloosa Gardens, a beautifully upgraded 2-storey home located directly across from Appaloosa Park in the desirable community of Heartland. Offering over 2,000sq. ft. above grade, this home features 3 bedrooms, 2.5 bathrooms, an upper bonus room, and a double front attached garage. The bright and open main floor showcases 9' ceilings, a spacious living room with a gas fireplace, and a thoughtfully designed kitchen complete with granite countertops, stainless steel appliances, in-cabinet lighting, a large centre island, and a convenient walk-through pantry leading to the mudroom. Built-in lockers provide additional storage and organization for busy families. Upstairs, the vaulted bonus room features a built-in desk and office area, making it an ideal space for a home office, study area, or family lounge. The spacious primary bedroom overlooks the park and offers a walk-in closet and a luxurious 5-piece ensuite with dual vanities, a soaker tub, and a separate shower. Two additional bedrooms, a full bathroom, and an upper-level laundry room complete the second floor. Enjoy sunny days in the fully landscaped south-facing backyard featuring a deck, perfect for outdoor entertaining and relaxation. Perfectly situated steps from parks, playgrounds, pathways, community events, and a future school site, this exceptional home offers the ideal blend of small-town charm and modern convenience. Enjoy quick access to Calgary, with the city limits approximately 15 minutes away, and escape to the mountains with Canmore just 45 minutes from your doorstep.