



GRASSROOTS
REALTY GROUP

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59 Appaloosa Way
Cochrane, Alberta

MLS # A2332950



\$469,900

Division:	Heartland		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,434 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, 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:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Separate Entrance		

Inclusions: N/A

This brand-new home in Heartland offers incredible value with thoughtful features designed for today and flexibility for tomorrow. Enjoy 9' foundation walls and a side entry, providing excellent potential for future basement development. The open-concept layout is filled with natural light thanks to large windows, creating a bright and welcoming atmosphere throughout. Outside, you'll love the concrete front porch, rear parking pad, and extra-long backyard, offering endless possibilities for entertaining, gardening, or creating your dream outdoor space. Located in the growing community of Heartland, you'll be just minutes from future commercial development, shopping, restaurants, and everyday conveniences, while enjoying easy access to parks, pathways, schools, and Calgary. Photos are representative.