



GRASSROOTS
REALTY GROUP

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**130 Heartland Street
Cochrane, Alberta**

MLS # A2342197



\$499,900

Division:	Heartland		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,955 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance		

Inclusions: \$5000 BUILDER APPLIANCE CREDIT TO THE BRICK

THE DOUGLAS FROM AKASH HOMES IN HEARTLAND! INCLUDES SEPARATE SIDE ENTRY! Thoughtfully designed with 1955 sq ft of stylish, functional living space! The Douglas offers a bright open-concept main floor with 9' ceilings and beautiful French-imported laminate flooring, creating a warm and cohesive living space. The modern kitchen is finished with quartz countertops, ample cabinetry, and seamless flow into the dining and living areas—ideal for everyday living and entertaining alike. Vinyl tile flooring in all wet bathrooms adds durability and practicality where it matters most. Upstairs, you'll find three spacious bedrooms, a versatile bonus room perfect for family time or a home office, and the convenience of second-floor laundry. The layout is designed to grow with you, offering both comfort and flexibility for busy households. Additional highlights include a separate side entrance for future potential and a DOUBLE DETACHED GARAGE. A well-balanced home that blends modern finishes, smart design, and a welcoming community—this is Heartland living at its best. **PICTURES ARE OF SHOW HOME; ACTUAL HOME, FIXTURES, FINISHES, ETC. MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGE WITHOUT NOTICE**