



GRASSROOTS
REALTY GROUP

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**118 Shetland Court
Cochrane, Alberta**

MLS # A2344254



\$674,900

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,254 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	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, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to family-friendly Heartland in Cochrane! Ideally located directly across from a dog park, this four-bedroom home offers the space and functionality families need. The main floor features a welcoming den, perfect for a home office or homework space, along with a large kitchen that overlooks the open-concept living and dining areas. Upstairs, four spacious bedrooms provide private space for all, and a large bonus room for gathering and unwinding. The 9' foundation and side entry offer excellent future potential for the basement, while the double attached garage adds everyday convenience. A great opportunity to own a well-designed family home in one of Cochrane's best communities.. Photos representative.