



GRASSROOTS
REALTY GROUP

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65 Morgan Street
Cochrane, Alberta

MLS # A2345091



\$619,900

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,932 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Designed with everyday living in mind, this 1,932 sq. ft. Heartland home offers three bedrooms, a vaulted bonus room, central A/C, a west facing backyard and plenty of room to grow. Bright, functional and comfortable, it is a home that simply works. The main floor is open, welcoming and designed for real life, with 9' ceilings and a kitchen that offers something buyers never seem to have enough of: counter space. Light toned woodgrain cabinetry, quartz countertops, a large island with breakfast seating, stainless steel appliances including an induction range, and a generous pantry provide plenty of room for cooking, hosting and everyday life without feeling crowded. The kitchen flows naturally into the dining area and living room, where an electric fireplace adds warmth to the space. Upstairs, the vaulted bonus room gives you a true second living area, while three well sized bedrooms and convenient upper floor laundry make the layout especially practical. The primary suite includes a walk in closet and spacious 5 piece ensuite with dual sinks, quartz countertops, a soaker tub and separate shower. The unfinished basement offers plenty of future potential, with 9' ceilings, bathroom rough ins, multiple electrical outlets and painted floors and stairs already in place. A side entry adds another layer of everyday convenience and flexibility. Outside, the west facing backyard has been thoughtfully improved with lawn and expansive decking, creating a fantastic extension of the living space and a great spot to enjoy afternoon and evening sun. There is plenty of room for summer dinners, entertaining or simply relaxing outside. Privacy screening and a natural gas BBQ line add to the functionality, while permanent exterior lighting adds convenience and curb appeal year round. A double attached garage, parking for two more vehicles on the driveway, central A/C, HRV system and knockdown

ceilings round out the package. Close to parks, playgrounds, restaurants, shopping and everyday amenities, this Heartland home offers the space, comfort and functionality that make day to day living easy.