



GRASSROOTS
REALTY GROUP

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**131 Heartland Street
Cochrane, Alberta**

MLS # A2345235



\$549,500

Division:	Heartland		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,641 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Chest Freezer in basement, All fixed shelving in garage & work bench

Welcome to 131 Heartland Street. You will not be disappointed with this fully finished move-in ready 3 bedroom + flex-area home. Your new home is well-appointed with gorgeous upgraded finishings, a huge WEST backyard with alley access, if needed PLUS a double ATTACHED garage which is sure to please. Upon entering, your home begins with a large entry foyer and a 1/2 bath tucked away for privacy with beautiful vinyl tile; entering your open plan living area with luxurious hand-scraped hardwood, a large Quartz kitchen island, pantry, and ample counter space and cabinetry, opening into your living room and dining room with patio doors exiting onto your expansive landscaped back yard. Upstairs is your master retreat with your 5pc ensuite with double vanity finished in quartz and built-in display or use as an additional linen area, completing your primary suite is your walk-in closet with custom built-ins with an additional window allowing for natural light. Two other ample bedrooms, loft area for your quiet zone, office space or kids play area, 4 pc main bathroom with quartz counters, linen closet & laundry room with front load washer & dryer with a floor drain and drain pan complete the upper level. All bathrooms and laundry have luxury vinyl plank flooring. All closets have custom wood shelving & high quality blinds throughout complete this home. Your basement is fully finished with a large family room with electric fireplace, a den/craft room and a 3pc stunning bathroom. Outside your WEST facing rear yard is your outdoor oasis extensively landscaped with a stunning aggregate patio & path, raised flower/vegetable boxes AND still plenty of grass area for whatever you desire. Backing a paved lane, with your attached garage in the front, opens up a variety of options with rear access for an additional accessory building, vehicle or RV parking. Don't miss out on your

new home!