



GRASSROOTS
REALTY GROUP

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**115 Heartland Boulevard
Cochrane, Alberta**

MLS # A2346630



\$539,900

Division:	Heartland		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,498 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, I		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Corner Lot		

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

Inclusions: Lawn and Flower Bed Irrigation, Door Bell Cameras (no contract), 3 Diamond Series: Unattached Tall Cabinets & 4 Attached Wall Cabinets & 1 Unattached Wooden Worktop Station, Rubbermaid Track System with Hooks, Portable Fire Pit, Air Compressor, BBQ, Snow Blower (Negotiable).

Beautifully maintained and thoughtfully upgraded from top to bottom, this exceptional "Green Certified" home delivers effortless, turnkey living. Perfectly positioned on a spacious corner lot just a short walk from nearby amenities, every detail has been carefully considered — simply move in, settle in and make it yours! Step inside to a bright, open-concept main floor filled with natural light from an abundance of windows. The spacious living room offers plenty of room to relax and gather, while the generous dining area sits at the heart of the home, seamlessly connecting the living room and kitchen. The kitchen combines timeless style with exceptional functionality, featuring classic white cabinetry, grey quartz countertops, stainless steel appliances and generous workspace. A farmhouse-style sink is perfectly positioned beneath the window, offering backyard views. Just off the kitchen, the mudroom provides access to the powder room and leads directly outside. The fenced and landscaped backyard features beautiful shrubs and trees, a cozy deck and exposed aggregate concrete patio — perfect for morning coffee, BBQs and summer entertaining. An irrigation system in both the front and back yards, including the flower beds, makes maintaining the landscaped property easy throughout the warmer months. The oversized, insulated garage is a standout feature and the ultimate man cave, workshop or hobby space. It offers 9-foot ceilings, a 7-foot garage door, 60-amp service, 220V power, a welding plug, 30A RV plug and 20A receptacles. All cabinetry and the track storage system are included. Additional space alongside the garage provides room for a smaller vehicle, trailer or extra storage. Upstairs, the spacious primary bedroom is a private retreat with a walk-in closet and 4-piece ensuite. Two additional bedrooms, another full 4-piece bathroom and

convenient upper-floor laundry complete this level. The professionally developed lower level continues the same quality and cohesive finishes found throughout the home. The versatile recreation space is ideal for movie nights, a home gym, playroom, guest retreat or multi-generational living. Two dedicated 20A circuits provide flexibility for a potential wet bar or future in-law setup. A fourth bedroom and spacious 4-piece bathroom with dual sinks and generous counter space complete the level. Even the storage beneath the stairs has been thoughtfully finished! Central air conditioning keeps the home comfortable through the warmer months. Enjoy nearby amenities, parks and Bow River access, with Ghost Lake approximately 15 minutes away and the breathtaking Rocky Mountains right on your doorstep. From the beautifully maintained interior and professionally developed lower level to the exceptional garage, landscaped corner lot and incredible location, this home truly delivers the complete package. Turnkey, versatile and thoughtfully finished inside and out — simply move in, make it yours and enjoy everything this home has to offer!