



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**20 Shetland Court
Cochrane, Alberta**

MLS # A2351207



\$609,900

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,046 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 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-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)		
Inclusions:	\$5000 BUILDER APPLIANCE CREDIT		

THE OTIS Z-24 BY AKASH HOMES IN HEARTLAND OFFERS OVER 2,000 SQ FT OF FAMILY-FRIENDLY LIVING WITH A SEPARATE SIDE ENTRY & IMPRESSIVE OPEN-TO-BELOW DESIGN! This thoughtfully designed single-family home features 3 bedrooms, 2.5 bathrooms, 9' ceilings on main floor, an electric fireplace and quartz countertops throughout. The open-to-below with spindle railing creates a bright, airy feel, while the versatile upper-floor den and convenient laundry add functionality for busy households. Retreat to the spacious primary bedroom featuring an expansive walk-in closet and 5-piece ensuite with dual sinks, separate tub and shower. A rear deck with aluminum railing provides even more space to enjoy. Located in the growing community of Heartland in Cochrane, enjoy nearby parks, pathways, shopping and everyday amenities, with convenient access to Calgary and the Rocky Mountains. PLEASE NOTE: PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.