

\$564,900 - 430 Heartland Way, Cochrane

MLS® #A2217577

\$564,900

3 Bedroom, 3.00 Bathroom, 1,512 sqft

Single Family on 0.08 Acres

Heartland, Cochrane, Alberta

FREE DOUBLE CAR GARAGE now Included!
~Welcome to 430 Heartland Way in Cochrane, a bright and inviting home offering over 1,500 square feet of well-designed living space in the desirable community of Heartland. Built by Daytona Homes, this property combines comfort, flexibility, and value, perfect for first-time buyers, young families, or those looking to downsize without compromising on quality. As you step through the front door, you're welcomed into a charming foyer that sets the tone for the home's warm and open layout. To your left, a comfortable great room offers the perfect space to relax or entertain, with natural flow into the kitchen and rear dining nook. Whether you're cooking up a weeknight dinner or gathering with friends, the open-concept design keeps everyone connected. At the back of the main floor, a two-piece bathroom and convenient storage space add practical touches that make daily living easier. Upstairs, the thoughtful layout continues with a flex space at the top of the stairs, ideal for a cozy reading corner, a homework station, or even a small office setup. The primary bedroom is tucked privately at one end, complete with a four-piece ensuite and a walk-in closet, offering a peaceful retreat from the rest of the home. Two additional bedrooms sit at the other end of the floor and share their own four-piece bathroom, with a dedicated laundry room placed right between them for added convenience and efficiency. Downstairs, the undeveloped



basement offers a blank canvas for future expansion, already equipped with a bathroom rough-in, giving you the freedom to customize the space however you like, whether itâ€™s a guest suite, media room, or home gym. A side entrance opens up the possibility of future legal suite development, offering flexibility and long-term potential. While this home does not currently include a garage, a rear parking pad is already in place, leaving room for future development to suit your needs. Located in the growing community of Heartland, known for its beautiful views, family-friendly streets, and quick access to Cochraneâ€™s amenities, 430 Heartland Way delivers more than just a comfortable layout, itâ€™s a smart investment in a thriving neighborhood. Limited Time Bonus ! (id:6289)

Built in 2025

Essential Information

Listing #	A2217577
Price	\$564,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,512
Acres	0.08
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	430 Heartland Way
Subdivision	Heartland
City	Cochrane
Province	Alberta
Postal Code	T4C0M5

Amenities

Amenities	Playground, Schools, Shopping
Features	Other, Back lane, Closet Organizers
Parking Spaces	2
Parking	Parking Pad

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Garage door opener
Heating	Forced air
Cooling	None
# of Stories	2

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Royal LePage Benchmark



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