

\$675,000 - 225 Heartland Way, Cochrane

MLS® #A2228014

\$675,000

3 Bedroom, 4.00 Bathroom, 1,936 sqft
Residential on 0.09 Acres

Heartland, Cochrane, Alberta

**** OPEN HOUSE THURSDAY 4PM - 7PM & SATURDAY 10AM - 1PM **** Welcome to this beautifully maintained home in the family friendly community of Heartland! Built in 2013, this **FULLY FINISHED** home with a south-facing, well-treed backyard complete with a **DOUBLE DECK** is perfect for outdoor entertaining or relaxing in privacy.

The bright, **WHITE** kitchen features a **GRANITE COUNTERTOPS**, an **ISLAND** with **BREAKFAST BAR** seating, stainless steel appliances, and a **CORNER PANTRY**. The open-concept main floor is finished with rich **HARDWOOD** and **TILE** flooring, and the cozy living room is anchored by a **GAS FIREPLACE** with **STONE SURROUND** and a **MANTLE**. A functional **MUDROOM**, separated by a convenient half bath, adds to the thoughtful layout.

Upstairs, you'll find a **VAULTED-CEILING BONUS ROOM**, 3 spacious bedrooms (including the primary bedroom) that are set apart from the bonus room, 4-piece guest bathroom and a laundry room. The primary retreat boasts a 5-piece **ENSUITE** with **DUAL VANITIES**, a **SOAKING TUB**, a separate shower, and a **WALK-IN CLOSET**.

The **FULLY FINISHED BASEMENT** offers a **LARGE FAMILY ROOM**, a handy **MURPHY BED** for guests, ample storage, and a 3-piece bathroom with a shower. Additional features



include air conditioning, a water softener, and great curb appeal.

Located near parks, pathways, and quick access to amenitiesâ€”this home truly has it all!

Built in 2013

Essential Information

MLS® #	A2228014
Price	\$675,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,936
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	225 Heartland Way
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0M6

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, Pantry,
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	Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2025
Days on Market	3
Zoning	R-LD

Listing Details

Listing Office	eXp Realty
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