\$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.

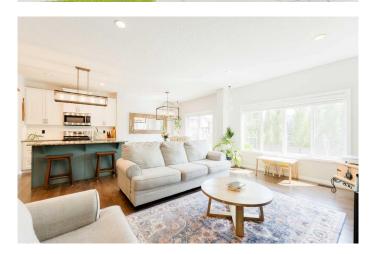
The bright, WHITE kitchen features a GRANITE COUNTERTOPS, an ISLAND with BREAKFAST BAR seating, stainless steel appliances, and a CORNER PANTRY. The open-concept main floor is finished with rich HARDWOOD and TILE flooring, and the cozy living room is anchored by a GAS FIREPLACE with STONE SURROUND and 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,

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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