

# **\$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

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 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	14
Zoning	R-LD

## Listing Details

Listing Office	eXp Realty
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