

# \$619,900 - 134 Appaloosa Crescent, Cochrane

MLS® #A2249575

**\$619,900**

3 Bedroom, 3.00 Bathroom, 2,040 sqft  
Residential on 0.09 Acres

Heartland, Cochrane, Alberta

Home awaits in one of Cochrane's newest communities, Heartland! With tree-lined streets, mountain views, parks and pathways and naturalized amenities, you can have it all! Step inside our Otis-24 model. With over 2000 SQFT of living space, open to below concept with railing, the Otis-Z is built with your growing family in mind. This single-family home features 3 bedrooms, 2.5 bathrooms and an expansive walk-in closet in the primary bedroom with 5 piece ensuite with double vanity, separate tub and shower. Enjoy extra living space on the main floor with the laundry room and den on the second floor. The SEPARATE ENTRANCE, open to below, 9-foot ceilings, electric fireplace and quartz countertops throughout blends style and functionality for your family to build endless memories. The back deck also include aluminum railings. **\*\*PLEASE NOTE\*\*** PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE\*\* MOVE IN BEFORE SPRING!

Built in 2025

## Essential Information

MLS® #	A2249575
Price	\$619,900
Bedrooms	3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,040
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	134 Appaloosa Crescent
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3L6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 18th, 2025
Days on Market	50
Zoning	See Remarks

### **Listing Details**

Listing Office	Century 21 All Stars Realty Ltd.
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