

# \$600,000 - 107 Heartland Street, Cochrane

MLS® #A2156783

**\$600,000**

4 Bedroom, 4.00 Bathroom, 1,647 sqft  
Residential on 0.07 Acres

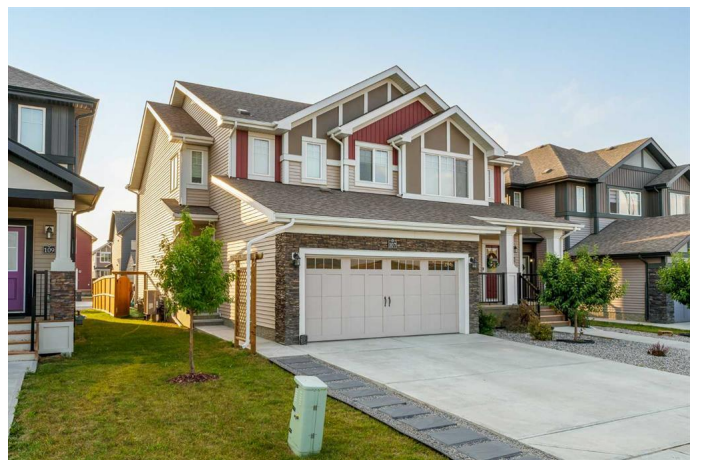
Heartland, Cochrane, Alberta

HOT TUB, FULLY FINISHED, ZERO MAINTENANCE BACK YARD, ATTACHED GARAGE, 4 BEDROOMS, A/C | Looking for the perfect family home? This 4-bedroom, 3.5-bathroom duplex in Heartland, checks all the boxes! With a thoughtfully designed layout, a fully finished basement, and a dreamy backyard, this home is built for comfort, functionality, and relaxation.

Step inside to an inviting open-concept main floor featuring durable laminate flooring and tons of natural light. The bright and spacious kitchen is the heart of the home, boasting a large wood-finished island, white quartz countertops, white cabinetry, and a pantry. Whether you're cooking for the family or entertaining friends, this space is as stylish as it is practical. The main floor also includes a large coat closet and a convenient 2-piece bath.

Upstairs, you'll find three well-sized bedrooms, including a luxurious primary suite with an ensuite and walk-in closet. The bonus room offers flexibility—use it as a home office, playroom, or additional living space. Plus, enjoy the ease of second-floor laundry—no more hauling baskets up and down the stairs!

The fully finished basement is ideal for guests, teenagers, or extended family, featuring a spacious rec room, a fourth bedroom, and a



full bathroom.

Outside, the low-maintenance backyard is a private oasis, complete with artificial turf, full fencing, and a hot tub (new in 2021). Whether you're enjoying a quiet evening under the stars or hosting a summer BBQ, this space is perfect for relaxation. The double attached garage adds extra convenience, providing plenty of room for vehicles and storage.

Enjoy living minutes from the Bow River trails, a future school site, and local amenities like restaurants, a gas station, and Tim Hortons. Plus, you're just 15 minutes from Ghost Lake and 40 minutes from the mountains for year-round outdoor adventures! This home is a must-see—schedule your showing today

Built in 2021

### Essential Information

MLS® #	A2156783
Price	\$600,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,647
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	107 Heartland Street
Subdivision	Heartland

City Cochrane  
County Rocky View County  
Province Alberta  
Postal Code T4C 2P7

### Amenities

Parking Spaces 4  
Parking Double Garage Attached, Pa  
# of Garages 2

### Interior

Interior Features Kitchen Island, Pantry, Double  
Appliances Dishwasher, Microwave, Ref  
Heating Forced Air  
Cooling Central Air  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard  
Lot Description Landscaped, Low Maintenance Landscape, Rectangular Lot, Back Lane  
Roof Asphalt Shingle, Asphalt  
Construction Wood Frame, Stone, Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed March 6th, 2025  
Days on Market 28  
Zoning R-MX

### Listing Details

Listing Office Coldwell Banker United



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