

\$600,000 - 107 Heartland Street, Cochrane

MLS® #A2156783

\$600,000

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

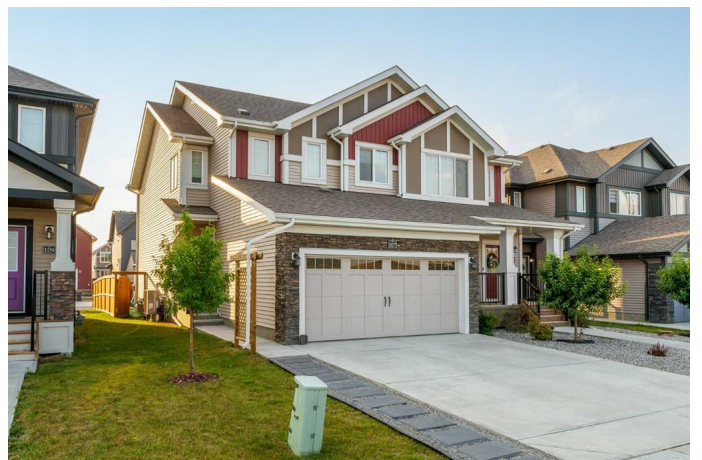
Heartland, Cochrane, Alberta

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 30
Zoning R-MX

Listing Details

Listing Office Coldwell Banker United



Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.