

# \$499,900 - 23 Appaloosa Way, Cochrane

MLS® #A2261342

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,663 sqft

Residential on 0.09 Acres

Heartland, Cochrane, Alberta

QUICK POSSESSION! 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! The exquisite 'Deacon' offers the perfect blend of comfort and style. Spanning approx. 1663 SQFT, this home offers a SIDE ENTRANCE, thoughtfully designed layout and modern features. As you step inside, you'll be greeted by an inviting open concept main floor that seamlessly integrates the living, dining, and kitchen areas. Abundant natural light flowing through large windows highlights the elegant laminate and vinyl flooring, creating a warm atmosphere for daily living and entertaining. Upstairs, you'll find a bonus room + 3 bedrooms that provide comfortable retreats for the entire family. The primary bedroom is a true oasis, complete with an en-suite bathroom for added convenience. **\*\*PLEASE NOTE\*\*** PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.



Built in 2025

## Essential Information

MLS® # A2261342

Price \$499,900

Bedrooms 3

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,663       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 23 Appaloosa Way  |
| Subdivision | Heartland         |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 2M3           |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |
| # of Garages   | 2           |

### Interior

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

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |

|              |                 |
|--------------|-----------------|
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 19                |
| Zoning         | see remarks       |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 All Stars Realty Ltd. |
|----------------|----------------------------------|

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