

# \$589,900 - 430 Heartland Way, Cochrane

MLS® #A2217577

**\$589,900**

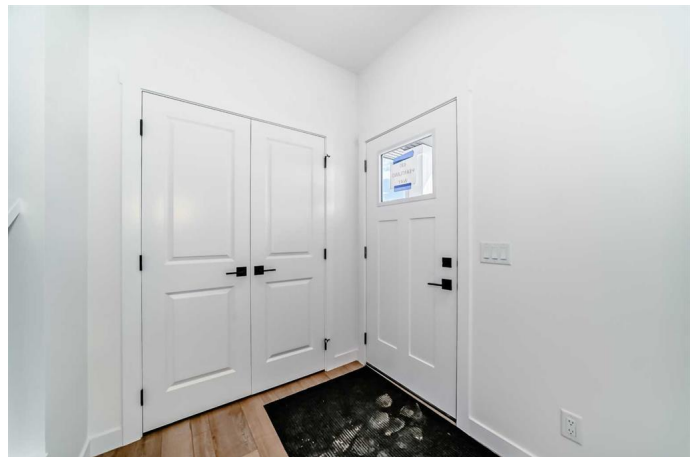
3 Bedroom, 3.00 Bathroom, 1,512 sqft  
Residential on 0.08 Acres

Heartland, Cochrane, Alberta

Welcome to 430 Heartland Way in Cochrane, a bright and inviting home offering over 1,500 square feet of well-designed living space in the desirable community of Heartland. Built by Daytona Homes, this property combines comfort, flexibility, and value, perfect for first-time buyers, young families, or those looking to downsize without compromising on quality.

As you step through the front door, you're welcomed into a charming foyer that sets the tone for the home's warm and open layout. To your left, a comfortable great room offers the perfect space to relax or entertain, with natural flow into the kitchen and rear dining nook. Whether you're cooking up a weeknight dinner or gathering with friends, the open-concept design keeps everyone connected. At the back of the main floor, a two-piece bathroom and convenient storage space add practical touches that make daily living easier.

Upstairs, the thoughtful layout continues with a flex space at the top of the stairs, ideal for a cozy reading corner, a homework station, or even a small office setup. The primary bedroom is tucked privately at one end, complete with a four-piece ensuite and a walk-in closet, offering a peaceful retreat from the rest of the home. Two additional bedrooms sit at the other end of the floor and share their own four-piece bathroom, with a dedicated laundry room placed right between them for added convenience and efficiency.



Downstairs, the undeveloped basement offers a blank canvas for future expansion, already equipped with a bathroom rough-in, giving you the freedom to customize the space however you like, whether itâ€™s a guest suite, media room, or home gym. A side entrance opens up the possibility of future legal suite development, offering flexibility and long-term potential.

While this home does not currently include a garage, a rear parking pad is already in place, leaving room for future development to suit your needs.

Located in the growing community of Heartland, known for its beautiful views, family-friendly streets, and quick access to Cochraneâ€™s amenities, 430 Heartland Way delivers more than just a comfortable layout, itâ€™s a smart investment in a thriving neighborhood. Limited Time Bonus ! FREE DOUBLE CAR GARAGE now Included!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2217577    |
| Price          | \$589,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,512       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|         |                   |
|---------|-------------------|
| Address | 430 Heartland Way |
|---------|-------------------|

|             |                   |
|-------------|-------------------|
| Subdivision | Heartland         |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 0M5           |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, Kitchen Island, Walk-In Closet(s), Bathroom Rough-in |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator                     |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Back Lane, Back Yard, Interior Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                                     |
| Construction      | Vinyl Siding, Wood Frame                            |
| Foundation        | Poured Concrete                                     |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 4th, 2025 |
| Days on Market | 110           |
| Zoning         | R-MX          |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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