

# \$509,900 - 125 Heartland Street, Cochrane

MLS® #A2226117

**\$509,900**

3 Bedroom, 3.00 Bathroom, 1,533 sqft

Residential on 0.07 Acres

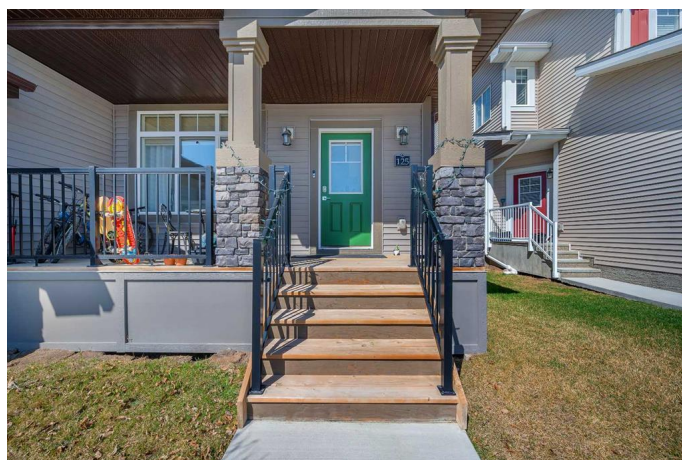
Heartland, Cochrane, Alberta

Welcome to this beautifully designed 3-bedroom, 2.5-bath home in Cochrane's newest community, featuring over 1,500 sq ft of developed space and upscale finishes throughout. The open-concept main floor offers Luxury Vinyl Plank flooring, a bright living and dining area, and a stylish rear kitchen with quartz countertops, walk-in pantry, and large breakfast bar.

Upstairs you'll find a spacious primary suite with triple-pane windows, walk-in closet, and a 4-pc ensuite. Two additional bedrooms, a 4-pc bath, upstairs laundry (washer & dryer included), and a versatile flex space complete the upper level.

Enjoy a fully landscaped, west-facing backyard that backs onto a paved lane—perfect for outdoor living. The basement features a 3-pc rough-in, ready for your future development. Stunning curb appeal with an inviting front porch and modern exterior inspired by urban architecture.

Move-in ready with high-end details, durable materials, and a thoughtful layout—don't miss this opportunity!



Built in 2020

## Essential Information

MLS® # A2226117

Price \$509,900

Bedrooms 3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,533
Acres	0.07
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	125 Heartland Street
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2P8

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, Carport

### Interior

Interior Features	Breakfast Bar, No Smoking Home, Pantry
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Other
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 30th, 2025
Days on Market	64
Zoning	R-MX

## **Listing Details**

Listing Office	CIR Realty
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