

\$449,900 - 35 Appaloosa Way, Cochrane

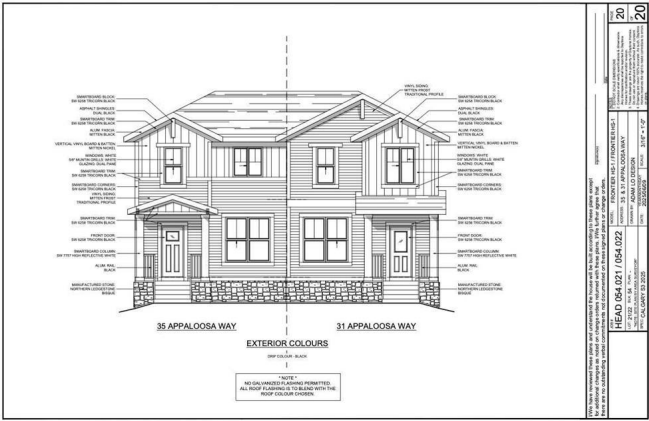
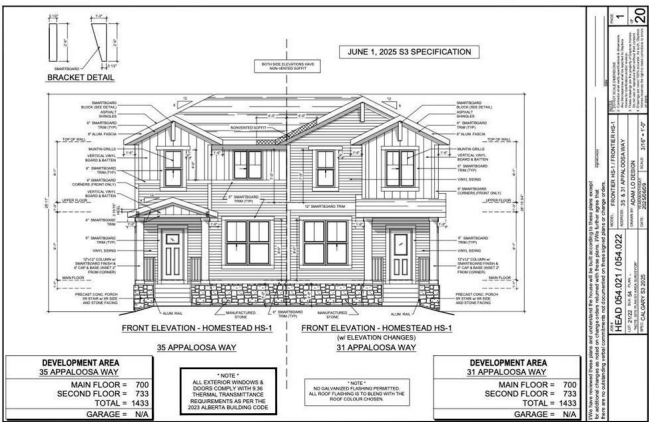
MLS® #A2265488

\$449,900

3 Bedroom, 3.00 Bathroom, 1,433 sqft
Residential on 0.13 Acres

Heartland, Cochrane, Alberta

PRICE NOW INCLUDES 40K INCENTIVE !!
Welcome to 35 Appaloosa Way in Cochrane, a beautifully designed side-by-side two-storey home by Daytona Homes. With over 1,400 sq. ft. of thoughtfully planned living space, this residence blends modern finishes with everyday convenience. The main floor features a bright open-concept layout with a spacious great room at the front, a central dining area, and a contemporary kitchen overlooking the backyard. The kitchen offers plenty of counter space, sleek cabinetry, and direct access to the rear entry and powder room, making it ideal for entertaining or family life. Upstairs, you™ll find three well-appointed bedrooms, including a private primary suite at the back of the home with a walk-in closet and a luxurious five-piece ensuite featuring dual sinks and a separate tub and shower. A four-piece main bath and convenient hallway laundry complete the upper level. The full basement is unfinished but includes a three-piece rough-in, providing flexibility for future development. Outside, a rear lane leads to your dedicated parking pad, offering space for two vehicles. Located in a welcoming Cochrane community, this home offers a perfect blend of space, style, and small-town charm just a short drive from Calgary and the Rocky Mountains. Built by Daytona Homes, a trusted builder known for exceptional craftsmanship, lasting quality, and a commitment to providing outstanding care and service to both homeowners and realtors, this home represents the best of



thoughtful design and enduring value.

Built in 2025

Essential Information

MLS® #	A2265488
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,433
Acres	0.13
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	35 Appaloosa Way
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3L9

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Bathroom Rough-in, Built-in Features, Closet Organizers, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

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	October 18th, 2025
Days on Market	13
Zoning	R-Mx

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.