

# \$845,000 - 221 Heartland Way, Cochrane

MLS® #A2204366

**\$845,000**

5 Bedroom, 4.00 Bathroom, 2,618 sqft  
Residential on 0.09 Acres

Heartland, Cochrane, Alberta

Exceptionally well maintained 5-bedroom, 4-bathroom home in Cochrane's desirable Heartland community. This home offers spacious living with 3,600 square feet of developed area. Upon entering you are greeted with hardwood floors, 9 foot ceilings and abundant natural light from large South facing windows. The oversized kitchen includes quartz countertops, upgraded stainless steel appliances with a newly installed stove. Gleaming cabinets have just been professional refinished. Entertain guests from the pull up island. Walk through party and organized boot room offer additional convenience. The main floor includes a comfortable living room, with gas fireplace, and office /den and a 2 piece bathroom. Finishing upgrades include open staircase spindles, and a built in study desk on the second floor. A large central bonus room is positioned in the middle of the second floor offering privacy between the bedrooms. The primary bedroom is a private retreat with a stylish sliding pocket door leading to an opulent ensuite with a tiled soaker tub, separate walk-in shower, and dual vanities. Three additional bedrooms and laundry room complete the second level. The fully finished basement offers a spacious bedroom, a versatile family recreation area, substantial storage space, and a well-appointed 3-piece bathroom. Step outside to a South facing backyard oasis featuring a bi-level deck and a hot tub, perfect for lounging and entertaining.



Brand new air conditioning will keep summers cool. This home's prime location provides quick access to main roads, ensuring convenient commuting and travel to the mountains.

Built in 2013

### Essential Information

MLS® #	A2204366
Price	\$845,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,618
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	221 Heartland Way
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0M6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Oven, Refrigerator, Washer, Window

	Coverings
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	46
Zoning	R-LD

## Listing Details

Listing Office	Keller Williams BOLD Realty
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