

# \$689,900 - 17 Appaloosa Crescent, Cochrane

MLS® #A2217546

**\$689,900**

3 Bedroom, 3.00 Bathroom, 2,026 sqft  
Residential on 0.09 Acres

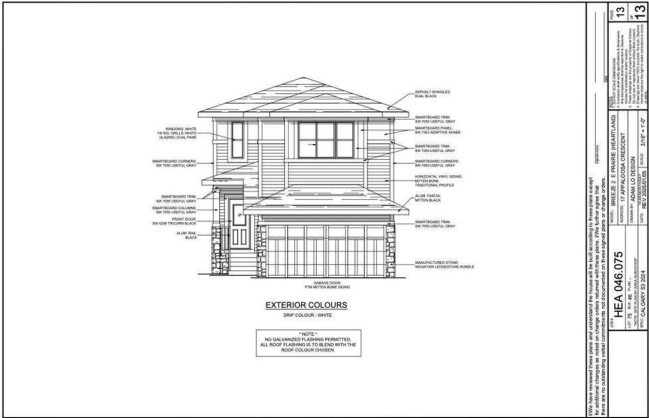
Heartland, Cochrane, Alberta

Welcome to 17 Appaloosa Crescent, a well-appointed home offering just over 2,000 square feet of thoughtfully designed living space in the growing and scenic town of Cochrane. Built by Daytona Homes, this residence combines modern comfort with a layout that delivers both function and style, perfectly suited for families or anyone looking for a little more breathing room just outside the city.

Step inside and youâ€™re immediately welcomed by a bright foyer that sets the tone for whatâ€™s to come. Just off the entrance, a two-piece bathroom is conveniently placed for guests, and around the corner, a mudroom off the double attached garage helps keep the everyday clutter tucked away. A walk-through pantry connects directly into the kitchen, adding ease and efficiency to grocery runs and meal prep.

At the heart of the home, the kitchen features a large central island, ideal for casual meals, baking days, or catching up over coffee. It flows effortlessly into the great room, anchored by an electric fireplace, and the nook at the back of the home, creating a comfortable, open-concept living space that feels welcoming from every angle. Large windows fill the area with natural light, making this main floor feel bright and spacious throughout the day.

Upstairs, youâ€™ll find two well-sized bedrooms tucked at the back of the home, sharing a four-piece bathroom and



conveniently located near the dedicated laundry room. A bonus room offers flexibility at the center of the upper levelâ€”use it as a media space, playroom, or reading lounge. The primary suite sits quietly at the front of the home, providing a relaxing escape complete with a five-piece ensuite featuring dual sinks and a separate shower, as well as a large walk-in closet with more than enough space for everything to stay organized.

Located in a quiet crescent in one of Cochraneâ€™s newest communities, 17 Appaloosa Crescent offers that ideal balance of peaceful small-town living and close access to parks, trails, schools, and everyday amenities. Built by Daytona Homes, known for their attention to detail and commitment to quality, this home checks all the right boxes and then some.

Book your private showing today and come see why this one is the the perfect fit.

Built in 2025

**Essential Information**

MLS® #	A2217546
Price	\$689,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,026
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	17 Appaloosa Crescent
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Subdivision Heartland  
City Cochrane  
County Rocky View County  
Province Alberta  
Postal Code T4C 2P7

**Amenities**

Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

**Interior**

Interior Features Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s), Bathroom Rough-in  
Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric  
Has Basement Yes  
Basement Full, Unfinished

**Exterior**

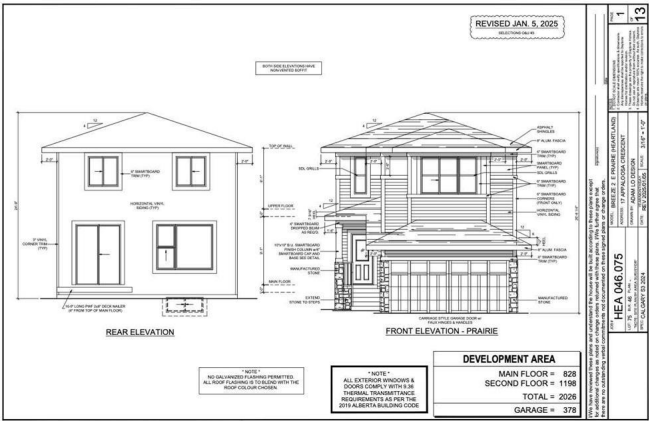
Exterior Features None  
Lot Description Back Yard, Rectangular Lot, Few Trees, Interior Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

**Additional Information**

Date Listed May 4th, 2025  
Days on Market 57  
Zoning R-LD

**Listing Details**

Listing Office Royal LePage Benchmark



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