

# \$515,000 - 125 Heartland Street, Cochrane

MLS® #A2226117

**\$515,000**

3 Bedroom, 3.00 Bathroom, 1,533 sqft

Residential on 0.07 Acres

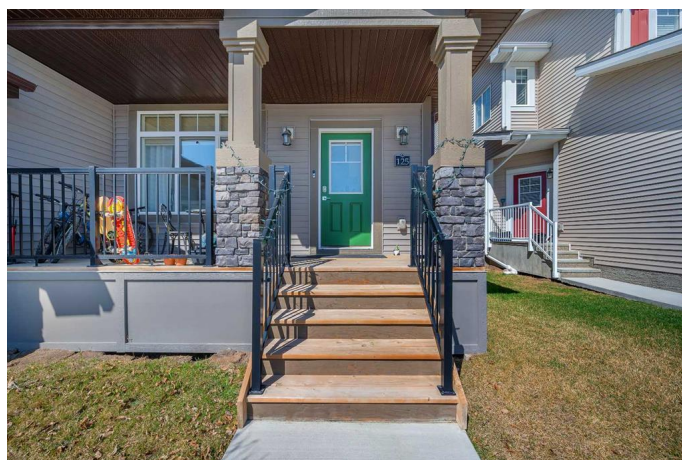
Heartland, Cochrane, Alberta

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 \$515,000

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	Carport, Off Street, Parking Pad

### 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	30
Zoning	R-MX

## **Listing Details**

Listing Office	CIR Realty
----------------	------------

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