

# \$523,900 - 305 Heartland Crescent, Cochrane

MLS® #A2231823

**\$523,900**

3 Bedroom, 3.00 Bathroom, 1,400 sqft  
Residential on 0.06 Acres

Heartland, Cochrane, Alberta

Welcome Home â€“ Where Style Meets Comfort in the Heart of a Family-Friendly Community.

From the moment you step inside, this thoughtfully designed 2-storey home welcomes you with warmth and appeal. The open-concept main floor is made for making memories â€“ whether you're hosting family gatherings or enjoying quiet moments by the cozy fireplace â€“ cuddle up. At the heart of the home is a pearly white kitchen, where culinary creations come to life. It features stainless steel appliances, granite countertops, and a breakfast bar where guests can pull up a stool to join the conversation â€“ or where the little ones can enjoy their morning toast. High-end laminate flooring flows throughout the main level, complemented by 9' ceilings that create an airy, welcoming feel.

From the dining nook, sliding doors open to your sunny southwest-facing backyard â€“ a true outdoor haven. Host summer barbecues, sip your morning coffee, or unwind with a glass of wine while taking in the stunning Alberta sunsets from your private deck. The fully landscaped front and back yards, with plenty of room for kids or pets to play, mean all thatâ€™s left to do is relax and enjoy.

Upstairs, the home continues to impress with three generous bedrooms, including a serene primary retreat complete with a walk-in closet and a private 3-piece ensuite with a walk-in shower â€“ your peaceful escape at the end of the day. A convenient upper-level laundry



room with added storage and a stylish 4-piece main bath serve the additional bedrooms with ease. Downstairs, the unfinished basement offers endless potential â€” ready for your personal touch, whether it's a home gym, media room, play space, extra living area or oops...another bedroom;). GREEN CERTIFIEDâ€”this home is as functional as it is charming, with thoughtful upgrades like AIR CONDITIONING, triple-pane windows, a high-efficiency furnace, and an HRV system to keep your indoor environment comfortable year-round. Conveniently situated near parks, playgrounds, shopping, dining, and just a short jaunt to schools and the scenic Bow River pathways, this home checks all the boxes for modern family living. Whether you're relaxing indoors or enjoying the outdoors, this home is designed to suit your lifestyle â€” a perfect blend of function, beauty, and location. Come fall in love â€” your new chapter begins here.

Built in 2017

### Essential Information

MLS® #	A2231823
Price	\$523,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,400
Acres	0.06
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	305 Heartland Crescent
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2P7

### Amenities

Parking Spaces	2
Parking	Concrete Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Granite Counters, High Ceilings, No Smoking Home, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 24th, 2025
Days on Market	6
Zoning	R-MX

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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