



## 105 Heartland Boulevard Cochrane Alberta

\$465,000

This is the one! A PRISTINE 3 Bedroom home nestled in beautiful Heartland w/ nearly 1200 sqft of exquisite living space and unlimited potential. Stepping inside you'll love how BRIGHT & OPEN this main floor is, highlighting the modern LAMINATE FLOORS and meticulous finishings. The Living Room features a huge window overlooking your front lawn, and flows seamlessly into the Dining nook and Kitchen. Beautiful UPGRADED dark cabinetry and contrasting light QUARTZ COUNTERS welcome you into this well-equipped Kitchen! Hosting STAINLESS APPLIANCES, a fully tiled mosaic backsplash for easy clean-up, side PANTRY, and a window over the sink to make dish duty more enjoyable. Just off the Kitchen is a Mudroom that walks out to the backyard & deck, hosting MAIN FLOOR LAUNDRY that's hidden away, a broom closet, and a convenient 2-pc Powder room w/ a pocket door! Upstairs is a perfectly-appointed Primary Bedroom w/ a big window, WALK-IN CLOSET, and a 3-pc ENSUITE boasting an OVERSIZED walk-in shower. 2 more Bedrooms w/ closets share a 4-pc Bathroom to complete this thoughtfully laid-out upper level. The Basement already hosts 2 windows, insulation, roughed in plumbing, and awaits your final creative touches to make this YOUR ideal space! Entertaining will be a breeze w/ the additional space in your FULLY FENCED West facing backyard, boasting a large deck w/ a gas line for the BBQ, landscaping, and parking pad that backs the alleyway. You can even stay cool next summer w/ recently installed AC! This home is immaculate and has SO much to offer, situated near schools, parks, pathways and shopping it doesn't get better than this! Call today and schedule your private viewing. (id:6769)

2pc Bathroom 6.50 Ft x 2.67 Ft  
Dining room 10.25 Ft x 12.08 Ft  
Kitchen 10.25 Ft x 9.08 Ft  
Living room 16.50 Ft x 11.08 Ft  
3pc Bathroom 7.58 Ft x 4.92 Ft

4pc Bathroom 4.92 Ft x 7.75 Ft  
Bedroom 9.33 Ft x 12.17 Ft  
Bedroom 9.25 Ft x 8.75 Ft  
Primary Bedroom 10.75 Ft x 11.25 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX First

<http://www.shilostorey.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca