



108 Heartland Way Cochrane Alberta

\$645,000

Discover the perfect blend of mountain charm and modern convenience in this inviting 3-bedroom + den, back-laned home. Tucked on a tree-lined street with subtle glimpses of the Rocky Mountains, this property offers the ideal home base for those who crave a peaceful, outdoorsy vibe with easy access to Banff, Calgary and everyday amenities. Homey Living: Three bedrooms plus a versatile den, a pocket office on the main floor, The lower level is finished with a sleek bathroom, den/flex room, large family entertainment room and storage area allowing for plenty of room for work or play. Grand Front Veranda: Relax and unwind in the serene views of the tree-lined street and mountains beyond. Convenience at Your Fingertips: Central vacuum system and a fully finished basement with a chest freezer for extra storage. Detached GAS HEATED Garage: 23.3' x 23.3' garage, drywalled, painted, equipped with attic storage, a belt-driven Wi-Fi garage opener, and a soffit plug. (60 Amp Service in the Garage) Low-Maintenance Fenced Backyard: Filled with summer herbs and perennials, paved sidewalks leading to the alley, and a dedicated dog run. Easy routes to Calgary, the airport, Highway 1A, and destinations like Canmore, Banff, and Waiparous via Horse Creek Road. Nearby Amenities: Restaurants, a gym, veggie market, gas station, and Tim Hortons all within a 2-minute drive. This home offers incredible access to the mountains; while keeping you grounded in your day-to-day life. With deer often wandering by and views in every season, it's your perfect escape just outside the city. Home has been Virtually Staged (id:6769)

Primary Bedroom 13.58 Ft x 11.83 Ft

4pc Bathroom 9.00 Ft x 8.50 Ft

Bedroom 9.75 Ft x 10.67 Ft

Bedroom 8.92 Ft x 14.00 Ft

4pc Bathroom 8.92 Ft x 5.00 Ft

Laundry room 6.08 Ft x 6.42 Ft

Other 5.25 Ft x 102.00 Ft

4pc Bathroom 5.50 Ft x 10.42 Ft

Other 11.42 Ft x 1.00 Ft

Recreational, Games room 17.58 Ft x 14.83 Ft

Furnace 7.58 Ft x 9.50 Ft

Living room 16.75 Ft x 13.33 Ft

Kitchen 11.75 Ft x 14.75 Ft

Dining room 14.92 Ft x 12.25 Ft

Office 6.75 Ft x 5.08 Ft

2pc Bathroom 6.75 Ft x 2.92 Ft

Listing Presented By:



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