

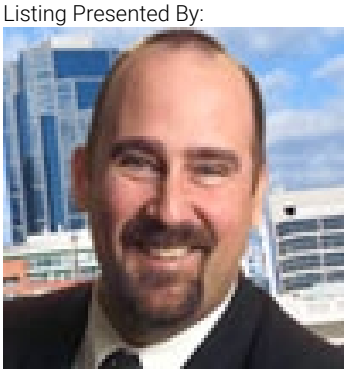
115 Heartland Boulevard Cochrane Alberta

$539,900

Beautifully maintained and thoughtfully upgraded from top to bottom, this exceptional "Green Certified" home delivers effortless, turnkey living. Perfectly positioned on a spacious corner lot just a short walk from nearby amenities, every detail has been carefully considered -- simply move in, settle in and make it yours! Step inside to a bright, open-concept main floor filled with natural light from an abundance of windows. The spacious living room offers plenty of room to relax and gather, while the generous dining area sits at the heart of the home, seamlessly connecting the living room and kitchen. The kitchen combines timeless style with exceptional functionality, featuring classic white cabinetry, grey quartz countertops, stainless steel appliances and generous workspace. A farmhouse-style sink is perfectly positioned beneath the window, offering backyard views. Just off the kitchen, the mudroom provides access to the powder room and leads directly outside. The fenced and landscaped backyard features beautiful shrubs and trees, a cozy deck and exposed aggregate concrete patio -- perfect for morning coffee, BBQs and summer entertaining. An irrigation system in both the front and back yards, including the flower beds, makes maintaining the landscaped property easy throughout the warmer months. The oversized, insulated garage is a standout feature and the ultimate man cave, workshop or hobby space. It offers 9-foot ceilings, a 7-foot garage door, 60-amp service, 220V power, a welding plug, 30A RV plug and 20A receptacles. All cabinetry and the track storage system are included. Additional space alongside the garage provides room for a smaller vehicle, trailer or extra storage. Upstairs, the spacious primary bedroom is a private retreat with a walk-in closet and 4-piece ensuite. Two additional bedrooms, another full 4-piece bathroom and convenient upper-floor lau...

Bedroom 9.75 Ft x 11.50 Ft
4pc Bathroom 6.33 Ft x 8.92 Ft
Storage 6.00 Ft x 3.42 Ft
Recreational, Games room 10.42 Ft x 17.67 Ft
Furnace 7.58 Ft x 11.33 Ft
Kitchen 13.42 Ft x 11.75 Ft
Other 9.75 Ft x 5.75 Ft
2pc Bathroom 6.58 Ft x 2.92 Ft
Primary Bedroom 13.67 Ft x 12.08 Ft
Other 5.58 Ft x 4.33 Ft
Bedroom 9.25 Ft x 10.75 Ft
4pc Bathroom 8.17 Ft x 4.92 Ft

Listing Presented By:



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Living room 11.83 Ft x 14.00 Ft

Other 5.25 Ft x 5.25 Ft

Dining room 10.42 Ft x 12.83 Ft

4pc Bathroom 12.33 Ft x 4.92 Ft

Laundry room 3.17 Ft x 5.75 Ft

Bedroom 9.25 Ft x 10.25 Ft