



133 Heartland Way Cochrane Alberta

\$659,900

A significant price adjustment creates an excellent opportunity to get into a well-maintained, move-in ready home with strong long-term value. This Green Built certified home has been carefully maintained by the original owners and shows pride of ownership throughout. Energy-efficient features include a high-efficiency furnace, hot water tank, air exchange system, and central A/C, keeping utility costs down while maintaining year-round comfort. The main floor is bright and functional with an oversized kitchen island, ample storage, walk in pantry, and an open layout. The living room is anchored by a cozy fireplace, making the space comfortable and practical. Upstairs, the primary bedroom retreat features a walk-in closet and ensuite with both a soaker tub and walk-in shower. Two additional bedrooms each offer walk-in closets, plus a full bathroom, upper-floor laundry, and a large bonus room ideal for a media room, home office, or kids' space. The south-facing backyard receives sun throughout the day and includes an oversize deck with privacy shades and secure storage underneath. The oversized, heated garage offers room for vehicles, storage, or hobbies. The unfinished basement is a blank slate with an egress window and bathroom rough-in, allowing you to add future value without undoing someone else's renovations. Located in Heartland, one of Cochrane's most popular communities, close to parks, schools, pathways, and amenities, with easy access to Calgary and the mountains. Now priced at \$659,900, this home offers outstanding value based on the excellent condition, location, and quality. Book your showing today. (id:6769)

Recreational, Games room 21.58 Ft x 13.75 Ft

Storage 11.25 Ft x 11.00 Ft

Furnace 12.75 Ft x 11.00 Ft

Living room 13.92 Ft x 11.42 Ft

Kitchen 12.75 Ft x 11.50 Ft

Pantry 5.50 Ft x 5.17 Ft

Dining room 10.92 Ft x 9.25 Ft

Foyer 12.08 Ft x 6.25 Ft

Family room 16.58 Ft x 13.75 Ft

Office 4.92 Ft x 4.00 Ft

Primary Bedroom 12.92 Ft x 11.92 Ft

Other 8.42 Ft x 4.92 Ft

5pc Bathroom 12.33 Ft x 10.58 Ft

Bedroom 10.92 Ft x 9.92 Ft

Other 6.58 Ft x 4.25 Ft

Bedroom 11.42 Ft x 9.92 Ft

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Listing Presented By:



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eXp Realty

<https://nathanielkrieger.exp Realty.com/>

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Other 5.92 Ft x 5.50 Ft

Other 6.58 Ft x 4.25 Ft

2pc Bathroom 4.92 Ft x 4.83 Ft