



## 200 Heartland Way Cochrane Alberta

\$565,000

**\*\* Join us for an Open House on Saturday, December 14th, 2024 from 1:00 - 3:00 pm. \*\*** This MODERN and INVITING home boasts exceptional curb appeal, set on a beautifully landscaped, tree-lined street. Meticulously maintained, this home features an open and spacious floor plan with a range of recent upgrades. The large living room, highlighted by a gas fireplace, seamlessly flows into the dining area and kitchen. With rich HARDWOOD flooring, GRANITE countertops, STAINLESS STEEL appliances, and dark wood cabinetry, this expansive space is ideal for entertaining. A well appointed rear entry, mudroom, and powder room provide convenient access to the fully landscaped and fenced backyard, perfect for outdoor activities. The upper level offers a thoughtfully designed layout, including two generous guest bedrooms, a four piece main bathroom, a dedicated laundry room, and a spacious primary bedroom with a walk-in closet and a private three piece ensuite. The unfinished basement presents ample storage space and exciting potential for future development tailored to your needs. Notably the following have been replaced within the last five years; dishwasher, stove, washer, dryer, carpet on stairs and upper level, lighting and freshly painted throughout! Situated within walking distance of two parks, amenities and a quick drive for an escape to the mountains, this home offers the perfect balance of tranquility and convenience. Don't miss out on the opportunity to make this home your own. (id:6769)

Primary Bedroom 13.08 Ft x 13.00 Ft

Other 7.67 Ft x 4.83 Ft

3pc Bathroom 8.17 Ft x 7.67 Ft

Bedroom 12.08 Ft x 10.42 Ft

Bedroom 11.58 Ft x 10.25 Ft

4pc Bathroom 10.08 Ft x 4.92 Ft

Laundry room 6.50 Ft x 3.17 Ft

Kitchen 15.00 Ft x 11.58 Ft

Living room 13.75 Ft x 13.25 Ft

Dining room 13.08 Ft x 10.08 Ft

2pc Bathroom 5.17 Ft x 4.83 Ft

Other 6.50 Ft x 5.50 Ft

Listing Presented By:



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RE/MAX Real Estate (Mountain View)

<https://marializotte.remaxmtnview.ca/>

**RE/MAX Realty Professionals**

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