



# 446 Heartland Way Cochrane Alberta

\$539,900

Welcome to the Douglas 22 in Heartland, Cochrane--a thoughtfully designed home offering 1,818 sq ft of stylish, functional living in one of Cochrane's most family-friendly communities. Surrounded by parks, pathways, and scenic views, Heartland is the perfect place to put down roots. This home features a bright open-concept main floor with 9' ceilings and beautiful French-imported laminate flooring, creating a warm and cohesive living space. The modern kitchen is finished with quartz countertops, ample cabinetry, and seamless flow into the dining and living areas--ideal for everyday living and entertaining alike. Vinyl tile flooring in all wet bathrooms adds durability and practicality where it matters most. Upstairs, you'll find three spacious bedrooms, a versatile bonus room perfect for family time or a home office, and the convenience of second-floor laundry. The layout is designed to grow with you, offering both comfort and flexibility for busy households. Additional highlights include a separate side entrance for future potential and a rear parking pad, providing convenient off-street parking. A well-balanced home that blends modern finishes, smart design, and a welcoming community--this is Heartland living at its best. \*\*PICTURES ARE OF SHOW HOME; ACTUAL HOME, FIXTURES, FINISHES, ETC. MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGE WITHOUT NOTICE\*\* (id:6769)

Kitchen 16.92 Ft x 13.25 Ft  
Living room 18.58 Ft x 16.00 Ft  
Dining room 15.50 Ft x 10.83 Ft  
2pc Bathroom .00 Ft x .00 Ft  
Primary Bedroom 12.17 Ft x 13.25 Ft  
Bonus Room 13.92 Ft x 15.25 Ft

Bedroom 10.58 Ft x 11.42 Ft  
Bedroom 9.92 Ft x 10.67 Ft  
4pc Bathroom .00 Ft x .00 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Laundry room 3.08 Ft x 5.58 Ft

Listing Presented By:



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Century 21 All Stars Realty Ltd.

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