

# \$609,900 - 426 Heartland Way, Cochrane

MLS® #A2235464

**\$609,900**

3 Bedroom, 3.00 Bathroom, 1,606 sqft

Residential on 0.08 Acres

Heartland, Cochrane, Alberta

Welcome to 426 Heartland Way, a beautifully designed detached home by Daytona Homes offering over 1,600 square feet of modern living in the heart of Cochrane's Heartland community. With three bedrooms, two and a half bathrooms, and thoughtful upgrades throughout, this home is a perfect blend of comfort, function, and style.

Step inside to a bright and open layout that immediately feels welcoming. The front great room sets the tone for relaxed living, flowing effortlessly toward the rear of the home. A versatile den sits just off the main path, perfect for a home office or quiet reading nook. At the center of the main floor, the dining area is ideally located for everyday meals or casual entertaining. The spacious kitchen anchors the rear of the home, featuring a large island, modern cabinetry, and plenty of prep space. A tucked-away two-piece bathroom adds convenience without interrupting the flow.

Upstairs, two generously sized bedrooms at the back of the home share a full four-piece bathroom. A centrally located laundry room adds practicality, and at the front, the private primary suite offers a peaceful retreat with a large walk-in closet and a five-piece ensuite complete with dual sinks, a soaker tub, and a separate shower.

Out back, a rear parking pad offers space for two vehicles and flexibility for future garage



development.

Limited Time Bonus ! FREE DOUBLE CAR GARAGE now Included!

Built in 2025

**Essential Information**

MLS® #	A2235464
Price	\$609,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,606
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	426 Heartland Way
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3E5

**Amenities**

Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	Bathroom Rough-in, Built-in Features, Closet Organizers, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 28th, 2025
Days on Market	60
Zoning	R-MX

## Listing Details

Listing Office	Royal LePage Benchmark
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